

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: North Beacon Hill -20/South Beacon Hill-79

Previous Physical Inspection: 2002 (79) 2004 (20)

Improved Sales:

Number of Sales: 1101

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$79,000	\$182,500	\$261,500	\$286,100	91.4%	15.84%
2006 Value	\$87,100	\$192,100	\$279,200	\$286,100	97.6%	15.75%
Change	+\$8,100	+\$9,600	+\$17,700		+6.2%	-0.09%
% Change	+10.3%	+5.3%	+6.8%		+6.8%	-0.57%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.09% and -0.057% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2005 Value	\$81,600	\$180,800	\$262,400
2006 Value	\$90,000	\$189,900	\$279,900
Percent Change	+10.3%	+5.0%	+6.7%

Number of one to three unit residences in the Population: 7,654

Summary of Findings: A statistical analysis was conducted using the Kruskal-Wallis or Mann-Whitney U test as appropriate to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis led to a determination to combine.

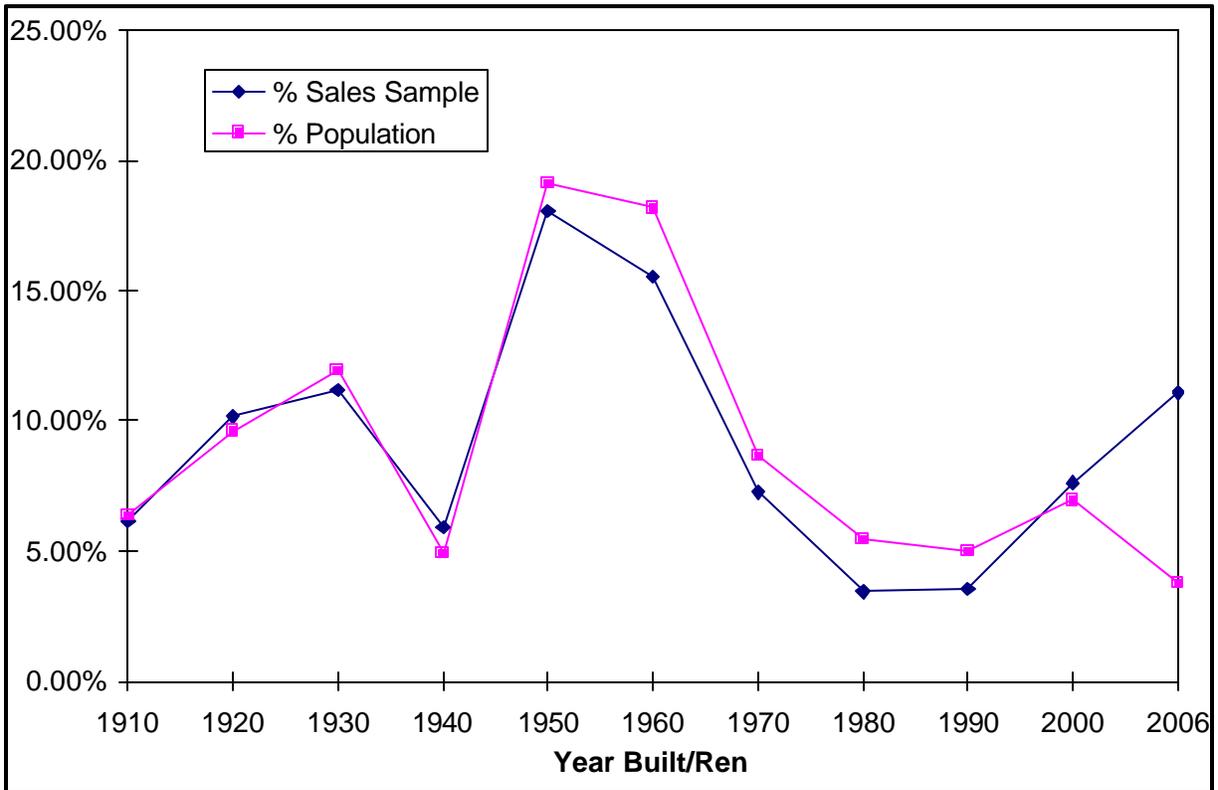
The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based and one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 6 improvements had lower average ratios than other grade improvements and improved parcels located in Area 79 Sub Area 6 had lower average ratios than improved parcels in other Sub Areas. This formula adjusts these values upward more than others thus improving equalization. Grade 8 improvements had higher average ratios than other grade improvements. This formula adjusts these values upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	68	6.18%
1920	112	10.17%
1930	123	11.17%
1940	65	5.90%
1950	199	18.07%
1960	171	15.53%
1970	80	7.27%
1980	38	3.45%
1990	39	3.54%
2000	84	7.63%
2006	122	11.08%
	1101	

Population		
Year Built/Ren	Frequency	% Population
1910	487	6.36%
1920	735	9.60%
1930	913	11.93%
1940	377	4.93%
1950	1463	19.11%
1960	1392	18.19%
1970	664	8.68%
1980	418	5.46%
1990	382	4.99%
2000	533	6.96%
2006	290	3.79%
	7654	

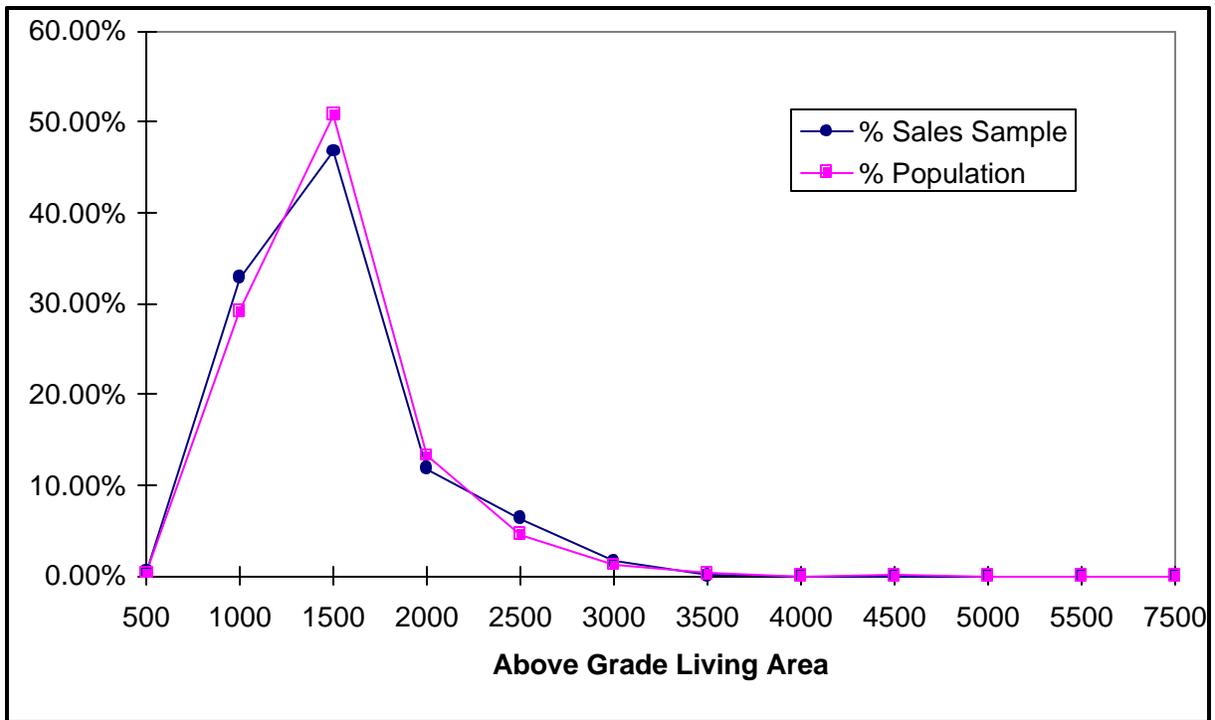


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	5	0.45%
1000	362	32.88%
1500	515	46.78%
2000	130	11.81%
2500	70	6.36%
3000	18	1.63%
3500	1	0.09%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1101	

Population		
AGLA	Frequency	% Population
500	32	0.42%
1000	2234	29.19%
1500	3886	50.77%
2000	1019	13.31%
2500	354	4.63%
3000	95	1.24%
3500	23	0.30%
4000	3	0.04%
4500	4	0.05%
5000	2	0.03%
5500	1	0.01%
7500	1	0.01%
	7654	

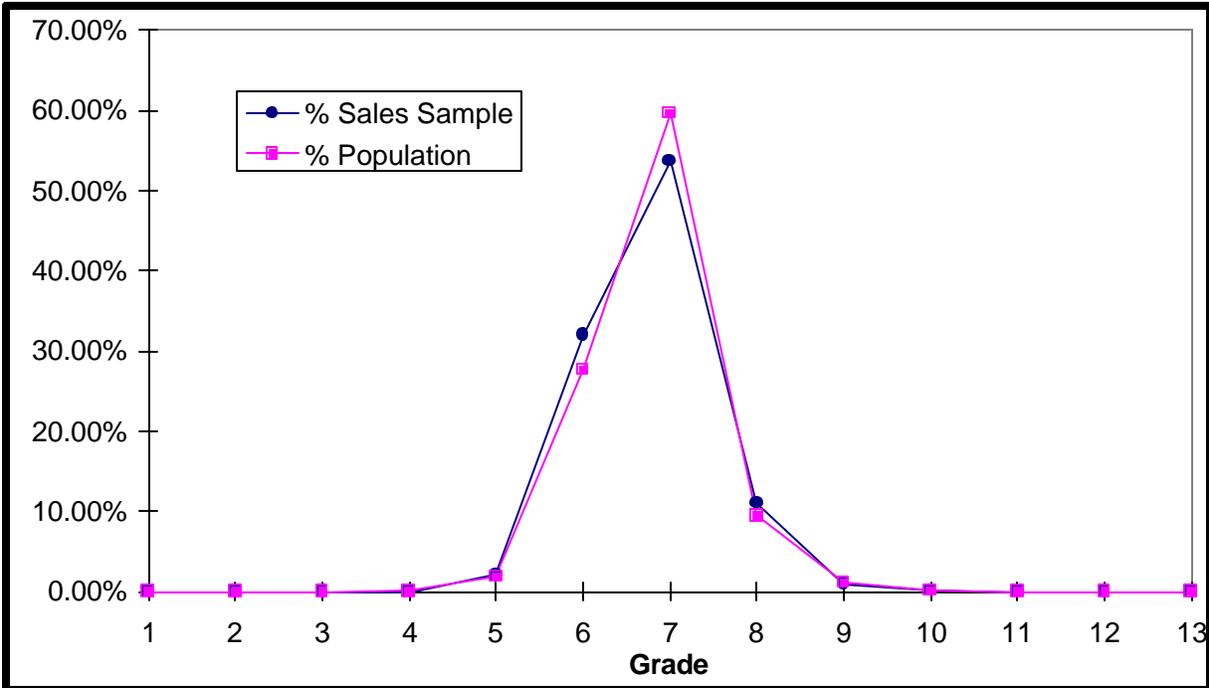


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

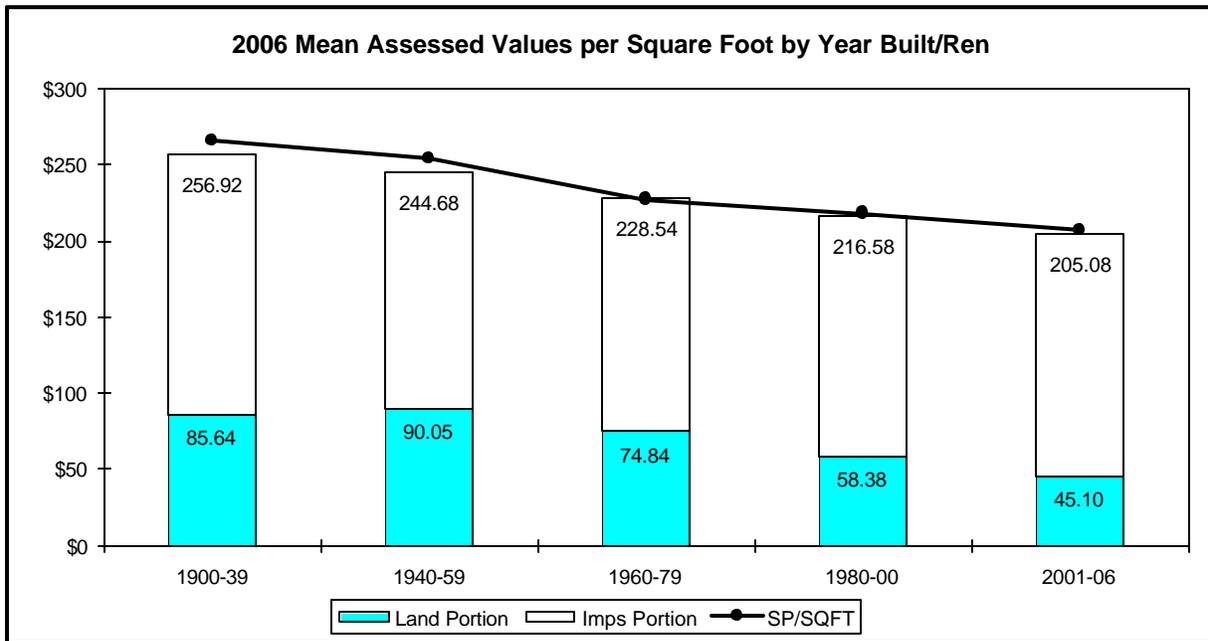
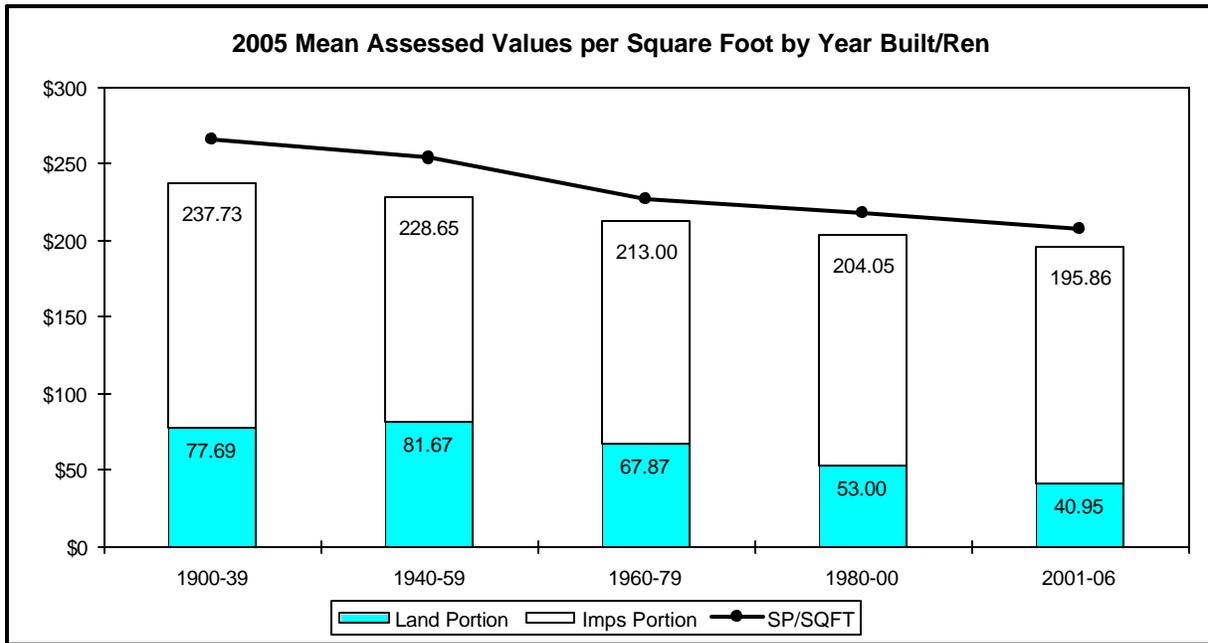
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	22	2.00%
6	352	31.97%
7	592	53.77%
8	122	11.08%
9	11	1.00%
10	2	0.18%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	1101	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.05%
5	145	1.89%
6	2116	27.65%
7	4566	59.66%
8	727	9.50%
9	87	1.14%
10	8	0.10%
11	1	0.01%
12	0	0.00%
13	0	0.00%
	7654	



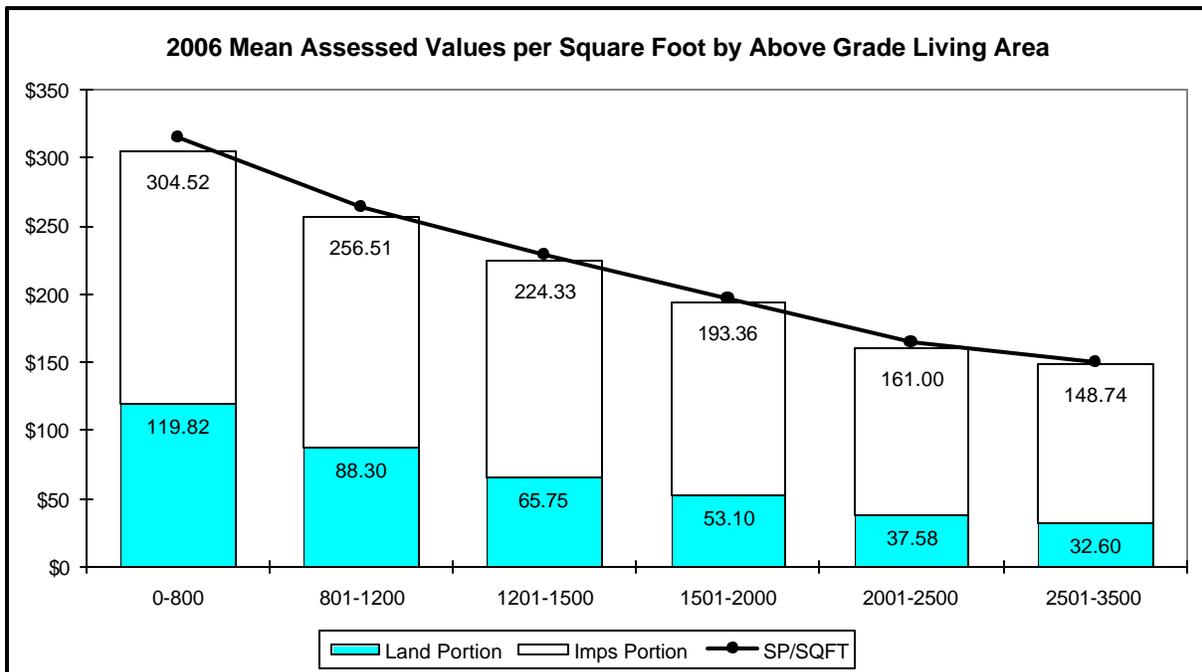
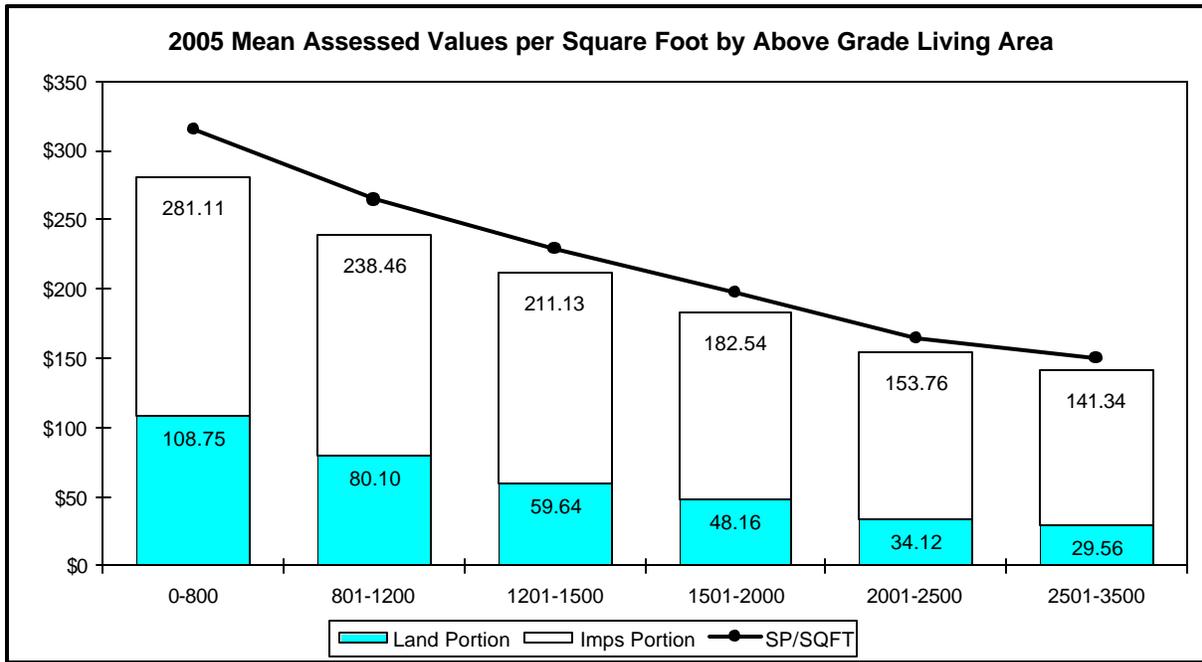
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2005 and 2006 Per Square Foot Values By Year Built / Renovated



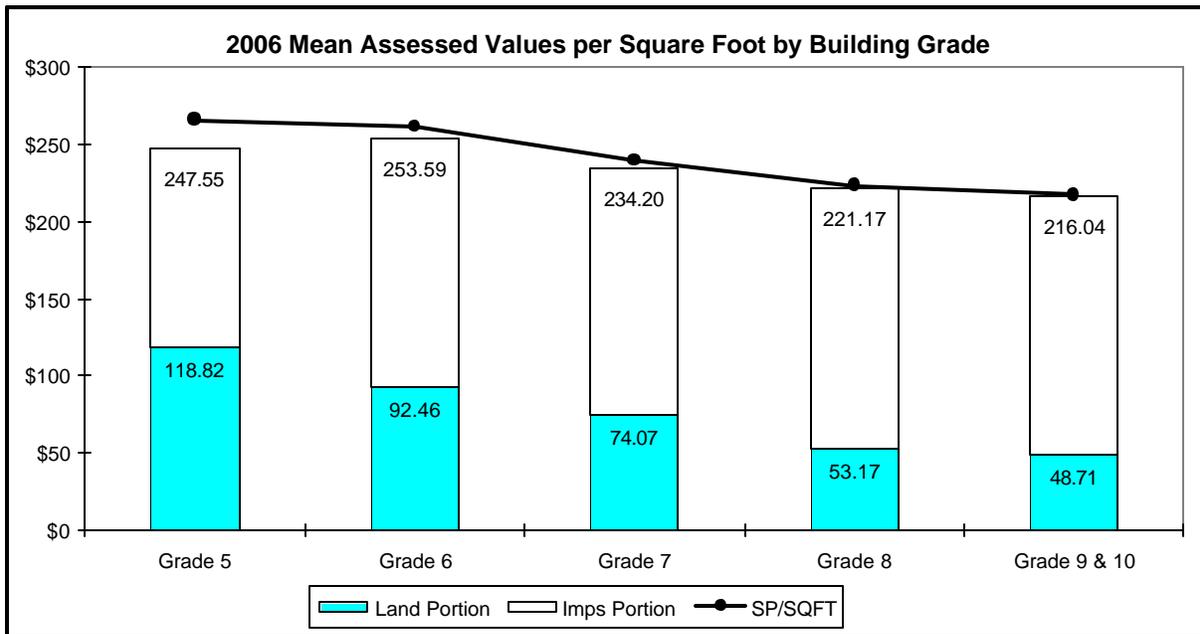
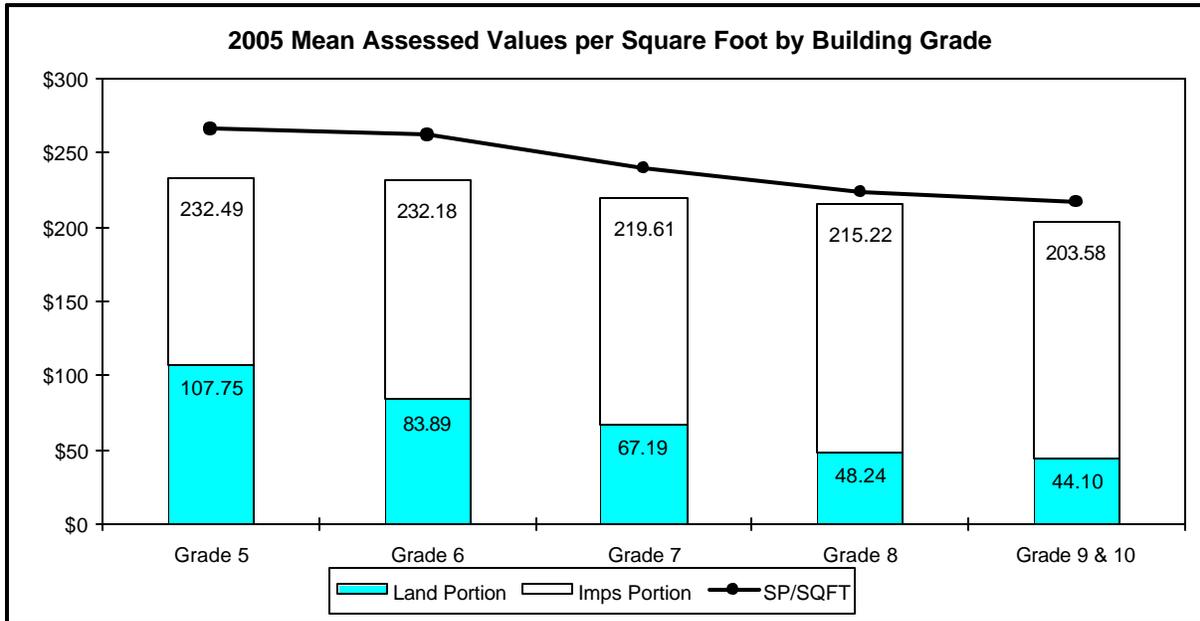
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values By Above Grade Living Area

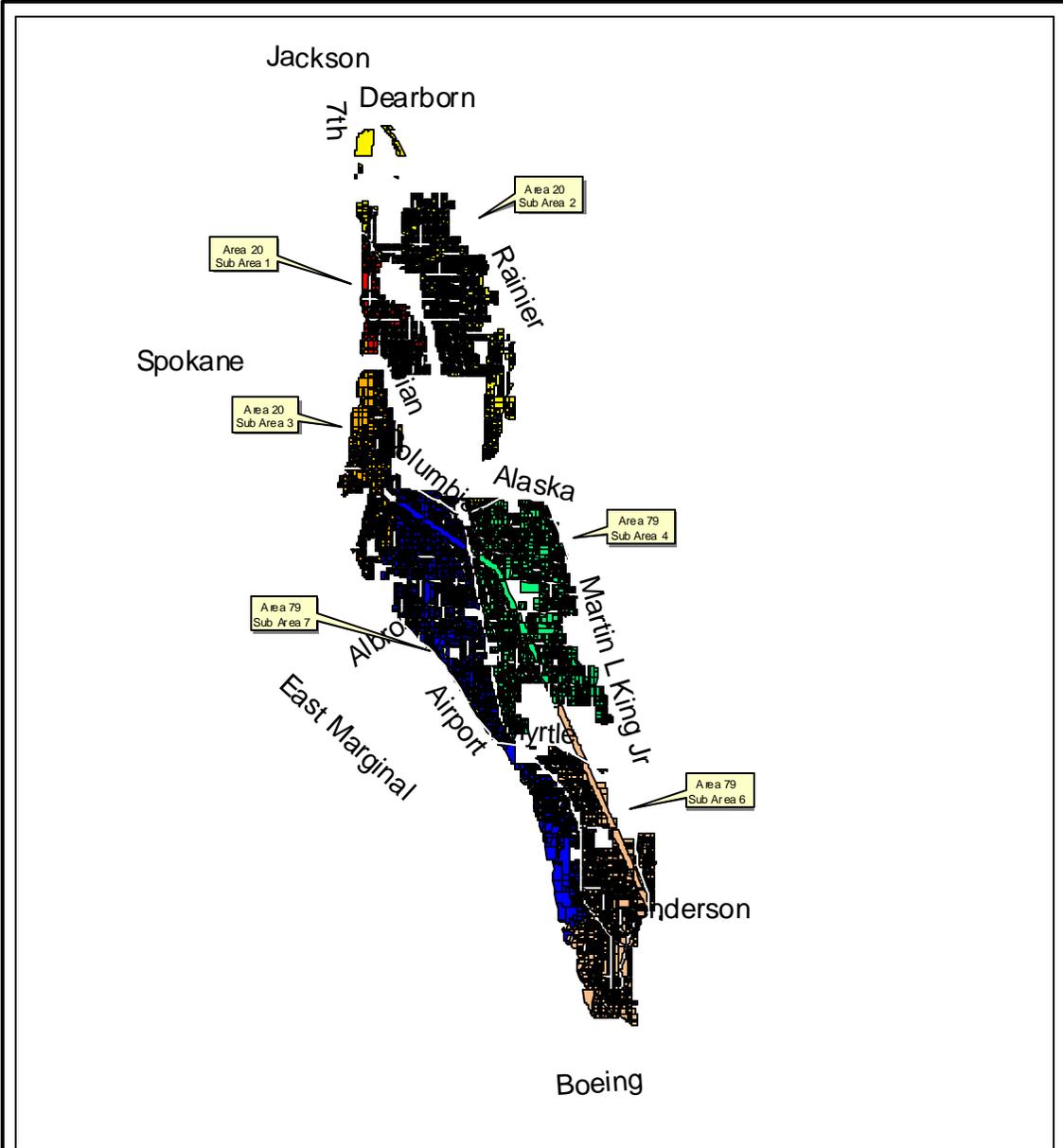


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 20 & 79

This information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or right to use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, business loss or loss of profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

May 4, 2006

0.3 0 0.3 0.6 0.9 1.2 Miles

King County Department of Assessments

Legend
King County Principal Streets derived from kcsn

Sub Area	Color
1	Red
2	Orange
3	Yellow
4	Green
6	Purple
7	Blue

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 19 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 10.9% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

2006 Land Value = 2005 Land Value x 1.109, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1101 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that two characteristic and one neighborhood based variable should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 6 improvements had lower average ratios than other grade improvements and improved parcels located in Area 79 Sub Area 6 had lower average ratios than improved parcels in other Sub Areas. This formula adjusts these values upward more than others thus improving equalization. Grade 8 improvements had higher average ratios than other grade improvements. This formula adjusts these values upward less than others thus improving equalization.

The derived adjustment formula is:

2006 Total Value = 2005 Total Value / {0.9413437- (0.02667201 if Area = 79 and Sub Area = 6)- (0.02433492 if Grade=6) + (0.0341263 if Grade=8)}

The resulting total value is rounded down to the next \$1,000, *then*:

2006 Improvements Value = 2006 Total Value minus 2006 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value *1.053)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value *1.053).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If improvement count = 1 and imp is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*In Area 20, residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.
*In Area 79, if residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value)

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 20 & 79 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.27%	
Grade 8	Yes
% Adjustment	-3.72%
Grade 6	Yes
% Adjustment	2.69%
Area 79 Sub Area 6	Yes
% Adjustment	2.80%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 8 would receive approximately a 2.55% upward adjustment (6.27% Overall - 3.72% Grade 8). There are 122 sales and 727 in the population. Of these, 16 sales and 76 in the population will also receive the Area 79 Sub 6 adjustment.

A Grade 6 would receive approximately a 8.96% upward adjustment (6.27% Overall + 2.69% Grade 6). There are 352 sales and 2116 in the population. Of these, 49 sales and 285 in the population will also receive the Area 79 Sub 6 adjustment.

Area 79 Sub Area 6 would receive approximately a 9.08% upward adjustment (6.27% Overall + 2.80% Area 79 Sub Area 6). There are 197 sales and 1176 in the population.

Generally, Grade 8 improvements were at a higher assessment level than other grade improvements; Grade 6 improvements were at a lower assessment level than other grade improvements and Area 79 Sub Area 6 was at a lower assessment level than other Sub Areas. This model corrects for these strata differences.

Approximately 52% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 20 & 79 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.976.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	22	0.877	0.934	6.5%	0.858	1.010
6	352	0.889	0.970	9.2%	0.952	0.988
7	592	0.915	0.976	6.7%	0.964	0.989
8	122	0.962	0.988	2.7%	0.969	1.008
9	11	0.925	0.981	6.1%	0.925	1.038
10	2	0.928	0.984	6.1%	0.521	1.448
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1939	345	0.895	0.966	7.9%	0.947	0.984
1940-1959	383	0.905	0.967	6.8%	0.951	0.983
1960-1979	118	0.936	1.004	7.2%	0.977	1.031
1980-2000	133	0.930	0.986	5.9%	0.961	1.010
2001-2005	122	0.945	0.989	4.6%	0.968	1.010
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	1002	0.912	0.974	6.8%	0.964	0.983
Good	88	0.926	0.991	7.1%	0.960	1.022
Very Good	11	0.979	1.038	6.1%	0.981	1.096
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	784	0.910	0.974	7.1%	0.963	0.985
1.5	141	0.885	0.948	7.1%	0.919	0.978
2	162	0.950	1.000	5.2%	0.981	1.019
2.5+	14	0.958	1.016	6.1%	0.909	1.122

Area 20 & 79 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.976.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
0-800	127	0.894	0.968	8.3%	0.936	1.000
801-1200	493	0.904	0.972	7.5%	0.957	0.986
1201-1500	262	0.923	0.981	6.2%	0.963	0.999
1501-2000	130	0.926	0.981	5.9%	0.956	1.007
2001-2500	70	0.933	0.977	4.7%	0.942	1.012
2501-3500	19	0.942	0.991	5.2%	0.942	1.041
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1008	0.914	0.977	6.8%	0.967	0.986
Y	93	0.913	0.969	6.1%	0.936	1.001
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1101	0.914	0.976	6.8%	0.967	0.985
Area Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
20-1	59	0.895	0.952	6.3%	0.908	0.995
20-2	223	0.910	0.972	6.9%	0.951	0.994
20-3	109	0.941	1.001	6.3%	0.974	1.028
79-4	245	0.917	0.970	5.8%	0.949	0.991
79-6	197	0.899	0.982	9.3%	0.962	1.002
79-7	268	0.920	0.976	6.1%	0.957	0.996

Area 20 & 79 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.976.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

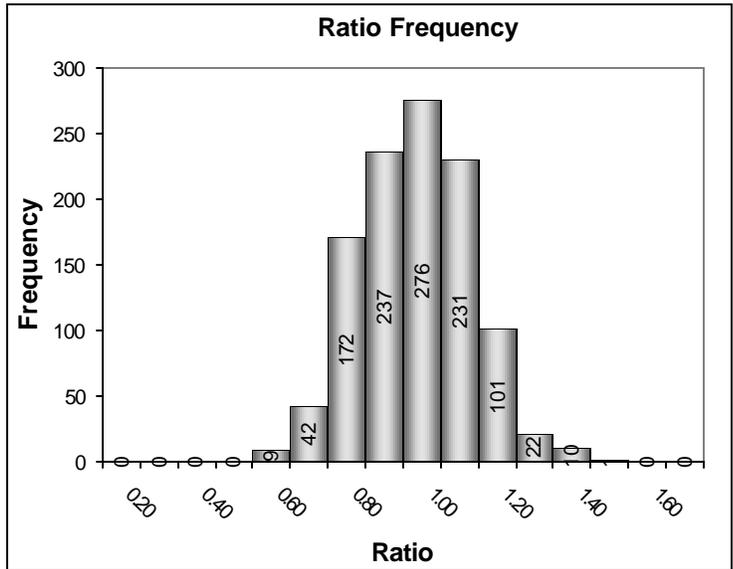
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	44	0.925	0.986	6.6%	0.941	1.031
3000-5000	409	0.912	0.973	6.7%	0.958	0.988
5001-8000	536	0.921	0.983	6.8%	0.970	0.996
8001-12000	90	0.892	0.955	7.0%	0.918	0.992
12001-16000	14	0.892	0.942	5.6%	0.867	1.016
16001-30000	8	0.849	0.911	7.2%	0.694	1.127
Grade 6	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	749	0.924	0.978	5.9%	0.967	0.989
Y	352	0.889	0.970	9.2%	0.952	0.988
Grade 8	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	979	0.906	0.974	7.5%	0.964	0.984
Y	122	0.962	0.988	2.7%	0.969	1.008
Area 79 Sub 6	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	904	0.917	0.975	6.3%	0.964	0.985
Y	197	0.899	0.982	9.3%	0.962	1.002

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: West Central Team II	Lien Date: 01/01/2005	Date of Report: 5/2/2006	Sales Dates: 1/2003 - 12/2005
Area 20 & 79	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	1101
<i>Mean Assessed Value</i>	261,500
<i>Mean Sales Price</i>	286,100
<i>Standard Deviation AV</i>	60,217
<i>Standard Deviation SP</i>	73,699
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.933
<i>Median Ratio</i>	0.937
<i>Weighted Mean Ratio</i>	0.914
UNIFORMITY	
<i>Lowest ratio</i>	0.559
<i>Highest ratio:</i>	1.459
<i>Coefficient of Dispersion</i>	12.77%
<i>Standard Deviation</i>	0.148
<i>Coefficient of Variation</i>	15.84%
<i>Price Related Differential (PRD)</i>	1.020
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.921
<i>Upper limit</i>	0.947
95% Confidence: Mean	
<i>Lower limit</i>	0.924
<i>Upper limit</i>	0.941
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	7654
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.148
Recommended minimum:	35
<i>Actual sample size:</i>	1101
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	542
<i># ratios above mean:</i>	559
<i>z:</i>	0.512
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

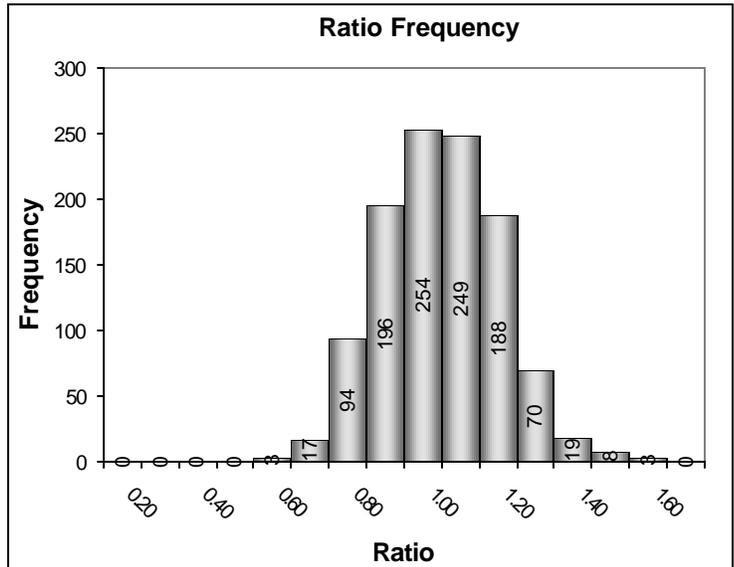
1 to 3 Unit Residences throughout Area 20 & 79

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: West Central Team II	Lien Date: 01/01/2006	Date of Report: 5/2/2006	Sales Dates: 1/2003 - 12/2005
Area 20 & 79	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	1101
<i>Mean Assessed Value</i>	279,200
<i>Mean Sales Price</i>	286,100
<i>Standard Deviation AV</i>	60.317
<i>Standard Deviation SP</i>	73.699
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.998
<i>Median Ratio</i>	0.996
<i>Weighted Mean Ratio</i>	0.976
UNIFORMITY	
<i>Lowest ratio</i>	0.592
<i>Highest ratio:</i>	1.547
<i>Coefficient of Dispersion</i>	12.68%
<i>Standard Deviation</i>	0.157
<i>Coefficient of Variation</i>	15.75%
<i>Price Related Differential (PRD)</i>	1.023
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.985
<i>Upper limit</i>	1.008
95% Confidence: Mean	
<i>Lower limit</i>	0.989
<i>Upper limit</i>	1.007
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	7654
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.157
Recommended minimum:	40
<i>Actual sample size:</i>	1101
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	555
<i># ratios above mean:</i>	546
<i>z:</i>	0.271
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout Area 20 & 79

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
20	001	539360	0360	10/28/05	\$179,900	470	0	5	1932	3	5250	Y	N	2301 BEACON AV S
20	001	425340	0055	8/10/05	\$243,000	420	0	6	1919	3	4000	N	N	1307 S MCCLELLAN ST
20	001	310150	0075	4/28/05	\$350,000	720	0	6	1909	3	4000	N	N	3413 17TH AV S
20	001	396440	0405	3/8/05	\$280,000	720	310	6	1921	3	4000	N	N	3321 LAFAYETTE AV S
20	001	307650	0750	5/20/05	\$335,000	730	0	6	1951	3	7200	N	N	2909 13TH AV S
20	001	310150	0070	11/17/03	\$237,000	790	790	6	1909	3	4000	N	N	3419 17TH AV S
20	001	308600	2600	8/5/03	\$205,000	920	0	6	1907	3	2400	N	N	1414 S FOREST ST
20	001	425340	0110	5/9/03	\$195,000	960	0	6	1909	3	4812	N	N	2716 13TH AV S
20	001	539360	0260	8/9/04	\$283,500	1000	0	6	1916	3	6000	N	N	2207 12TH AV S
20	001	372680	0095	8/12/05	\$285,000	1090	390	6	1911	3	4608	N	N	3408 LAFAYETTE AV S
20	001	059700	0735	3/18/04	\$240,000	1130	220	6	1929	3	3726	N	N	1702 S HANFORD ST
20	001	308600	2760	7/29/04	\$321,500	1150	750	6	1920	4	3200	N	N	3122 14TH AV S
20	001	539360	0350	2/28/03	\$258,000	1290	0	6	1939	3	6000	N	N	2313 BEACON AV S
20	001	059700	0720	7/26/04	\$330,000	1340	170	6	1913	4	3774	N	N	1712 S HANFORD ST
20	001	396440	0195	9/27/04	\$339,000	1480	900	6	1928	4	4000	N	N	3214 LAFAYETTE AV S
20	001	307650	0845	12/19/03	\$262,950	740	0	7	1927	3	3600	N	N	1308 S HANFORD ST
20	001	367890	0411	4/1/05	\$324,950	830	0	7	1940	3	3850	N	N	1416 HINDS PL S
20	001	367890	0191	9/26/05	\$370,000	890	180	7	1931	3	3895	N	N	3411 16TH AV S
20	001	367890	0191	5/19/04	\$263,000	890	180	7	1931	3	3895	N	N	3411 16TH AV S
20	001	396440	0380	10/20/05	\$361,500	900	0	7	1913	3	4000	N	N	3314 17TH AV S
20	001	396440	0505	1/16/03	\$259,950	920	250	7	1947	3	4000	N	N	3307 17TH AV S
20	001	396440	0207	4/15/04	\$290,000	970	510	7	1912	3	3877	N	N	3226 LAFAYETTE AV S
20	001	367890	0221	5/6/03	\$237,000	1040	240	7	1930	3	3397	N	N	3430 15TH AV S
20	001	367890	0225	11/21/05	\$340,000	1040	520	7	1928	3	3384	N	N	3434 15TH AV S
20	001	308600	3405	6/24/05	\$295,000	1060	600	7	1910	3	2400	N	N	1610 S WINTHROP ST
20	001	310150	0110	5/24/04	\$240,000	1070	0	7	1952	3	4000	N	N	3412 17TH AV S
20	001	307650	0835	11/23/05	\$250,000	1090	0	7	1928	3	4800	N	N	3111 13TH AV S
20	001	367890	0421	12/20/05	\$379,000	1090	0	7	1926	3	2980	N	N	1420 HINDS PL S
20	001	396440	0210	6/10/05	\$400,000	1150	120	7	1912	3	4000	N	N	3230 LAFAYETTE AV S
20	001	558620	0025	4/21/04	\$318,000	1220	0	7	1941	3	6000	N	N	2817 13TH AV S

**Improved Sales Used in this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
20	001	307650	0876	6/14/04	\$448,000	1230	600	7	1929	5	3600	N	N	1308 S WINTHROP ST
20	001	568000	1085	10/13/03	\$340,000	1260	1000	7	1954	3	8160	Y	N	3321 14TH AV S
20	001	367890	0216	8/25/04	\$292,000	1290	1170	7	2000	3	3411	N	N	3427 16TH AV S
20	001	367890	0120	10/12/05	\$425,000	1300	0	7	1929	3	3624	N	N	3236 15TH AV S
20	001	568000	1180	10/27/04	\$403,000	1300	0	7	1930	3	3200	N	N	3201 14TH AV S
20	001	367890	0395	12/15/04	\$323,000	1330	0	7	1927	3	5800	N	N	3225 15TH AV S
20	001	568000	1095	7/16/04	\$372,000	1370	1370	7	1945	4	9600	Y	N	3315 14TH AV S
20	001	568000	1095	9/25/03	\$305,000	1370	1370	7	1945	4	9600	Y	N	3315 14TH AV S
20	001	367890	0372	2/23/05	\$379,000	1390	900	7	1925	3	4877	N	N	1425 S HANFORD ST
20	001	307650	0905	3/25/03	\$339,900	1400	0	7	1924	3	4800	N	N	3013 14TH AV S
20	001	059700	0725	2/16/05	\$330,000	1480	0	7	1918	3	3774	N	N	1708 S HANFORD ST
20	001	367890	0201	11/23/04	\$300,000	1480	0	7	1927	3	3449	N	N	3415 16TH AV S
20	001	367890	0480	8/20/04	\$363,000	1480	0	7	1926	3	3471	N	N	1407 S HANFORD ST
20	001	568000	1150	7/1/04	\$450,000	1490	500	7	1930	3	4800	N	N	3217 14TH AV S
20	001	308600	3015	9/18/03	\$272,000	1510	0	7	1921	3	4800	N	N	3021 16TH AV S
20	001	367890	0065	9/17/03	\$325,000	1560	180	7	1926	4	3571	N	N	3315 16TH AV S
20	001	367890	0375	9/18/03	\$340,000	1580	400	7	1925	4	5800	N	N	3209 15TH AV S
20	001	425340	0050	5/5/04	\$360,000	1610	180	7	1919	4	4000	Y	N	1303 S MCCLELLAN ST
20	001	308600	3425	1/26/05	\$313,000	1640	100	7	1912	3	4800	N	N	3010 16TH AV S
20	001	425340	0020	5/12/04	\$419,000	1680	0	7	1905	3	5412	N	N	2817 14TH AV S
20	001	310150	0120	9/25/03	\$325,000	1710	1140	7	1924	3	4000	N	N	3422 17TH AV S
20	001	307650	0895	8/5/03	\$395,000	1880	0	7	1924	4	4800	N	N	3001 14TH AV S
20	001	367890	0481	4/6/04	\$380,000	1910	840	7	1926	4	3159	N	N	1409 S HANFORD ST
20	001	396440	0445	8/31/05	\$383,150	1990	0	7	1927	3	4000	N	N	3310 16TH AV S
20	001	310150	0045	9/7/05	\$449,999	2180	0	7	1921	3	4258	N	N	3434 16TH AV S
20	001	308600	3428	2/16/05	\$441,000	1370	1310	8	1950	3	6400	N	N	3002 16TH AV S
20	001	308600	3495	2/10/05	\$346,000	1750	490	8	1994	4	3600	N	N	1603 S WINTHROP ST
20	001	308600	2890	12/23/03	\$380,000	1800	1140	8	1909	3	3238	N	N	1509 S WINTHROP ST
20	001	308600	2970	12/30/03	\$425,000	1960	0	8	1915	4	4800	N	N	1511 S STEVENS ST
20	002	149830	0525	10/20/04	\$143,000	500	0	5	1920	3	6500	N	N	1910 11TH AV S
20	002	539360	0670	12/13/04	\$147,000	520	0	5	1925	3	3800	N	N	1710 S COLLEGE ST

**Improved Sales Used in this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
20	002	060600	0115	5/25/04	\$196,000	700	0	5	1910	3	3983	N	N	3219 19TH AV S
20	002	539360	1235	11/18/04	\$205,000	720	0	5	1923	3	6000	N	N	2323 23RD AV S
20	002	308300	0070	6/23/05	\$185,000	730	0	5	1918	3	4000	N	N	3016 21ST AV S
20	002	526030	0140	12/3/03	\$181,800	870	0	5	1943	4	6000	N	N	2715 25TH AV S
20	002	059700	0150	9/6/05	\$336,000	960	0	5	1932	3	4751	N	N	3033 21ST AV S
20	002	307950	0200	5/19/04	\$302,000	1590	0	5	1907	4	4600	N	N	2605 19TH AV S
20	002	159460	0205	6/6/03	\$182,000	600	0	6	1924	3	3500	N	N	2305 24TH AV S
20	002	059700	0050	5/5/03	\$243,000	640	300	6	1919	4	3800	N	N	2001 S STEVENS ST
20	002	149830	1614	6/28/04	\$205,500	700	0	6	1919	3	4470	N	N	1922 18TH AV S
20	002	308300	0170	11/12/04	\$225,000	720	0	6	1919	3	4000	N	N	2915 22ND AV S
20	002	816160	0155	8/25/04	\$270,000	720	0	6	1920	3	4000	Y	N	3204 19TH AV S
20	002	816160	0031	6/21/04	\$190,000	730	0	6	1954	3	5272	N	N	3223 21ST AV S
20	002	116600	0100	10/21/05	\$309,000	740	0	6	1919	3	3700	N	N	2603 20TH AV S
20	002	365010	0080	5/27/03	\$230,000	750	0	6	1909	3	4125	N	N	3326 18TH AV S
20	002	732090	0090	10/11/04	\$286,000	750	400	6	1910	3	3840	N	N	2713 20TH AV S
20	002	531210	0045	12/17/03	\$205,000	760	500	6	1918	3	3916	Y	N	3409 20TH AV S
20	002	797010	0065	12/17/03	\$225,000	770	0	6	1908	4	3760	N	N	3309 25TH AV S
20	002	912200	0537	1/3/03	\$179,000	770	0	6	1909	3	1560	Y	N	2360 17TH AV S
20	002	308300	0810	7/23/04	\$254,950	780	0	6	1949	3	4000	N	N	3012 22ND AV S
20	002	060600	0080	9/6/05	\$299,000	790	0	6	1909	3	3983	N	N	3220 18TH AV S
20	002	142630	0455	9/26/03	\$249,000	810	0	6	1907	4	3708	N	N	3529 ANTHONY PL S
20	002	912200	0590	4/18/04	\$274,000	810	400	6	1942	4	6000	Y	N	2347 18TH AV S
20	002	307950	0030	6/17/05	\$215,000	820	0	6	1908	3	4000	N	N	1711 S WAITE ST
20	002	754830	0505	11/18/05	\$350,000	820	0	6	1921	3	3999	N	N	1761 18TH AV S
20	002	149830	0545	3/22/05	\$307,500	830	0	6	1929	3	6000	N	N	1911 12TH AV S
20	002	308300	0195	11/22/04	\$255,000	830	0	6	1946	3	4000	N	N	2814 21ST AV S
20	002	325350	0025	5/23/03	\$214,500	830	0	6	1949	3	6377	N	N	3216 21ST AV S
20	002	912200	0565	4/1/05	\$366,000	830	0	6	1923	3	4000	N	N	1714 S BAYVIEW ST
20	002	308300	1125	6/4/04	\$199,950	840	0	6	1920	3	4000	N	N	2818 23RD AV S
20	002	713330	0675	6/21/04	\$216,000	840	0	6	1907	3	4500	N	N	1505 15TH AV S
20	002	731990	0385	7/30/03	\$241,500	840	0	6	1938	3	6144	N	N	2907 21ST AV S

**Improved Sales Used in this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
20	002	539360	1160	7/29/04	\$195,000	850	0	6	1947	3	6000	N	N	2307 22ND AV S
20	002	149830	1549	9/8/05	\$260,000	860	0	6	1949	3	4200	N	N	1716 S HILL ST
20	002	272920	0095	10/28/03	\$185,000	860	0	6	1937	3	2575	N	N	3309 23RD AV S
20	002	372680	0330	1/21/03	\$235,000	860	0	6	1915	3	3600	N	N	3408 18TH AV S
20	002	388190	0360	1/3/03	\$210,000	860	0	6	1930	3	7200	N	N	1801 18TH AV S
20	002	539360	1110	6/27/05	\$303,000	860	660	6	1905	3	6000	N	N	2207 22ND AV S
20	002	308300	0205	1/6/03	\$177,500	870	0	6	1946	3	4000	N	N	2806 21ST AV S
20	002	059700	0330	7/23/04	\$295,000	880	0	6	1915	3	4000	N	N	3025 20TH AV S
20	002	754830	0765	4/18/05	\$310,000	880	620	6	1950	3	5615	N	N	1768 19TH AV S
20	002	116600	0105	8/5/05	\$312,600	890	0	6	1919	3	3700	N	N	2607 20TH AV S
20	002	731990	0120	5/14/04	\$275,000	890	0	6	1910	3	3360	N	N	2706 17TH AV S
20	002	307950	0090	8/23/04	\$249,950	900	0	6	1913	3	2600	N	N	1711 S BAYVIEW ST
20	002	388190	0145	8/21/03	\$171,000	900	0	6	1929	3	4320	N	N	1809 12TH AV S
20	002	426320	0005	5/17/04	\$294,900	900	0	6	1924	3	4011	N	N	3401 25TH AV S
20	002	539360	0870	4/14/05	\$320,000	900	0	6	1942	3	7000	N	N	1822 S COLLEGE ST
20	002	116600	0020	5/2/05	\$310,000	910	0	6	1928	3	4000	N	N	1931 S BAYVIEW ST
20	002	754830	0460	8/31/05	\$297,000	910	130	6	1913	3	4502	N	N	1767 17TH AV S
20	002	272920	0010	9/3/03	\$225,000	920	0	6	1919	4	2750	N	N	2109 S HORTON ST
20	002	162404	9173	10/23/03	\$250,000	930	800	6	1991	3	6040	N	N	2310 S SPOKANE ST
20	002	168340	0050	5/27/05	\$321,000	940	0	6	1901	3	2575	N	N	1308 S COLLEGE ST
20	002	372680	0405	8/5/03	\$220,000	940	0	6	1912	3	3600	N	N	3409 19TH AV S
20	002	816160	0076	10/17/05	\$355,000	940	0	6	1914	3	3231	N	N	2003 S HANFORD ST
20	002	059700	0390	10/21/05	\$300,000	950	0	6	1921	3	4210	N	N	3014 18TH AV S
20	002	798190	0130	4/14/04	\$232,500	960	0	6	1910	3	3175	N	N	3315 21ST AV S
20	002	307950	0225	10/15/03	\$299,950	970	0	6	1926	5	3200	N	N	2612 19TH AV S
20	002	307950	0175	12/11/03	\$322,000	990	660	6	1928	5	4000	N	N	2610 18TH AV S
20	002	811610	0155	8/30/04	\$182,000	1010	0	6	1993	3	4000	N	N	3206 MORSE AV S
20	002	149830	1286	12/16/03	\$252,450	1020	0	6	1919	3	3900	Y	N	1619 S HOLGATE ST
20	002	754830	0500	10/2/03	\$235,000	1030	0	6	1913	3	5502	N	N	1757 18TH AV S
20	002	116600	0045	11/18/03	\$249,000	1040	0	6	1902	4	4000	N	N	1911 S BAYVIEW ST
20	002	149830	1672	9/13/04	\$280,200	1040	1040	6	1909	3	4000	N	N	1917 19TH AV S

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Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
20	002	754830	0725	7/22/03	\$186,000	1040	0	6	1900	3	7002	N	N	1758 18TH AV S
20	002	912200	0539	12/22/05	\$312,500	1040	0	6	1909	4	3000	N	N	1706 S BAYVIEW ST
20	002	149830	1265	6/6/05	\$360,000	1050	0	6	1915	3	6000	N	N	1912 16TH AV S
20	002	811610	0186	5/18/05	\$379,000	1070	0	6	1914	3	3567	N	N	3220 CHEASTY BL S
20	002	307950	0135	7/26/04	\$259,950	1080	0	6	1943	3	4000	N	N	2506 18TH AV S
20	002	731990	0145	5/20/05	\$308,050	1100	0	6	1925	3	6144	N	N	2717 18TH AV S
20	002	912200	0450	8/30/05	\$370,000	1110	700	6	1928	3	4000	N	N	2356 16TH AV S
20	002	912200	0451	11/28/05	\$370,000	1110	0	6	1927	3	4000	N	N	1610 S BAYVIEW ST
20	002	912200	0761	4/20/05	\$275,000	1110	0	6	1951	3	6000	N	N	2016 S BAYVIEW ST
20	002	060600	0130	7/10/03	\$295,000	1120	0	6	1909	5	3983	N	N	3211 19TH AV S
20	002	308300	1130	10/21/04	\$246,470	1120	400	6	1926	3	4000	N	N	2812 23RD AV S
20	002	308300	0785	7/26/04	\$321,300	1130	0	6	1921	3	4000	N	N	2915 23RD AV S
20	002	912200	0715	2/4/03	\$253,300	1130	0	6	1927	3	6000	N	N	2347 20TH AV S
20	002	149830	1600	5/14/04	\$325,000	1150	0	6	1910	3	6000	N	N	1911 18TH AV S
20	002	754830	0760	6/1/05	\$248,300	1150	0	6	1905	3	3430	N	N	1772 19TH AV S
20	002	308300	1285	11/1/05	\$355,000	1170	0	6	1908	3	6000	N	N	2316 S LANDER ST
20	002	149830	1840	1/22/04	\$228,000	1180	0	6	1955	3	6000	N	N	2101 20TH AV S
20	002	365010	0055	3/29/05	\$320,000	1180	0	6	1900	3	4125	N	N	3308 18TH AV S
20	002	731990	0040	7/15/04	\$310,000	1180	0	6	1907	4	4224	N	N	2911 18TH AV S
20	002	308300	1020	3/10/04	\$305,000	1190	1190	6	1919	4	6000	Y	N	3000 23RD AV S
20	002	059700	0435	5/9/05	\$350,000	1200	0	6	1928	3	4000	N	N	3050 18TH AV S
20	002	539360	0800	4/27/05	\$365,000	1230	0	6	1947	3	6000	N	N	2302 18TH AV S
20	002	731990	0106	12/12/05	\$423,500	1260	0	6	1926	4	4664	N	N	1710 S MCCLELLAN ST
20	002	059700	0230	4/22/03	\$213,000	1270	360	6	1938	3	4000	Y	N	3026 19TH AV S
20	002	116600	0185	5/19/03	\$232,500	1270	800	6	1915	3	4000	N	N	1936 S LANDER ST
20	002	426320	0030	3/12/04	\$255,500	1280	0	6	1958	4	6726	Y	N	3421 25TH AV S
20	002	308500	1755	4/23/04	\$289,000	1300	0	6	1959	3	4000	N	N	3100 HARRIS PL S
20	002	754830	0900	3/7/05	\$280,000	1330	0	6	1918	3	6813	N	N	1771 20TH AV S
20	002	798190	0110	6/29/05	\$308,000	1340	960	6	1966	3	3175	N	N	3326 20TH AV S
20	002	149830	1410	8/18/04	\$345,000	1350	0	6	1903	3	5000	N	N	1609 S HILL ST
20	002	388190	0330	5/27/03	\$232,000	1360	0	6	1913	3	5402	N	N	1811 17TH AV S

**Improved Sales Used in this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
20	002	797010	0010	7/16/03	\$289,000	1360	1020	6	1919	4	3760	Y	N	3306 24TH AV S
20	002	731990	0350	12/5/05	\$295,000	1380	0	6	1931	3	3072	N	N	1922 S STEVENS ST
20	002	308300	0965	12/10/04	\$256,000	1500	0	6	1906	3	8000	N	N	2315 S WINTHROP ST
20	002	539360	0425	5/25/05	\$360,000	1510	0	6	1915	3	6000	Y	N	2306 13TH AV S
20	002	308300	0800	10/5/04	\$335,000	1540	0	6	1913	3	4000	N	N	3020 22ND AV S
20	002	388190	0295	4/7/05	\$315,000	1550	0	6	1900	3	7203	N	N	1815 16TH AV S
20	002	732090	0190	6/16/04	\$312,500	1550	0	6	1914	3	5760	N	N	2809 21ST AV S
20	002	731990	0031	7/26/05	\$401,600	1570	0	6	1925	4	3648	N	N	2903 18TH AV S
20	002	731990	0031	10/5/04	\$340,000	1570	0	6	1925	4	3648	N	N	2903 18TH AV S
20	002	149830	2150	9/20/05	\$350,000	1650	0	6	1904	3	6000	N	N	2103 21ST AV S
20	002	142630	0450	1/20/05	\$333,000	1750	0	6	1910	3	7213	N	N	3523 ANTHONY PL S
20	002	539460	0070	1/2/03	\$242,500	2030	0	6	1914	3	4905	N	N	2330 BEACON AV S
20	002	059700	0425	11/9/05	\$435,000	2140	600	6	1915	3	4000	N	N	3042 18TH AV S
20	002	539460	0075	6/5/03	\$279,000	2550	0	6	1900	3	6000	N	N	2333 15TH AV S
20	002	731990	0345	11/4/04	\$321,500	770	720	7	1912	5	3072	Y	N	2919 20TH AV S
20	002	308300	0255	3/24/04	\$249,950	790	790	7	2003	4	2730	N	N	2720 21ST AV S
20	002	367740	0145	9/24/04	\$219,000	810	0	7	1942	3	4847	N	N	2402 S COLUMBIAN WY
20	002	368040	0210	8/18/05	\$418,000	840	0	7	1948	3	8250	Y	N	4102 24TH PL S
20	002	149830	1515	4/3/03	\$200,000	850	0	7	1948	3	6000	N	N	2016 17TH AV S
20	002	154110	0080	1/25/05	\$334,950	850	850	7	1947	3	5520	N	N	3217 25TH AV S
20	002	368040	0080	10/13/05	\$350,000	860	0	7	1948	3	5000	Y	N	4103 24TH PL S
20	002	368040	0150	9/24/03	\$305,000	870	340	7	1948	4	7500	Y	N	4016 24TH PL S
20	002	731990	0255	10/14/03	\$251,000	870	450	7	1912	3	3072	N	N	1802 S STEVENS ST
20	002	308300	1230	9/2/05	\$281,000	880	600	7	1958	3	4800	N	N	2717 HARRIS PL S
20	002	539360	1060	10/8/03	\$260,000	880	0	7	1924	3	6000	N	N	2202 20TH AV S
20	002	539360	1190	6/17/05	\$252,000	880	0	7	1951	3	6000	N	N	2322 22ND AV S
20	002	372680	0340	2/28/03	\$221,000	940	0	7	1913	3	3600	N	N	3416 18TH AV S
20	002	308300	0446	7/1/05	\$310,000	960	500	7	1956	3	5200	N	N	2523 22ND AV S
20	002	731990	0280	1/7/03	\$222,500	970	0	7	1918	3	2880	N	N	1815 S FOREST ST
20	002	059700	0350	3/4/05	\$334,000	980	0	7	1924	3	3557	Y	N	3001 19TH AV S
20	002	539360	0700	9/6/05	\$339,000	1000	200	7	1953	3	6000	N	N	2207 18TH AV S

**Improved Sales Used in this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
20	002	308000	0046	7/22/03	\$238,500	1010	0	7	1941	3	4000	N	N	2615 21ST AV S
20	002	365010	0075	4/24/03	\$330,000	1010	0	7	1914	5	4125	N	N	3324 18TH AV S
20	002	539460	0120	9/4/03	\$267,000	1010	510	7	1960	3	6000	N	N	2332 19TH AV S
20	002	912200	0806	2/3/03	\$230,000	1030	0	7	1941	3	6832	N	N	2350 21ST AV S
20	002	149830	1165	4/28/05	\$289,999	1050	0	7	2005	3	1272	N	N	1503 S PLUM ST
20	002	149830	1166	4/20/05	\$298,500	1050	0	7	2005	3	1379	N	N	1501 S PLUM ST
20	002	368090	0120	8/12/03	\$277,950	1080	1000	7	1959	3	6238	N	N	4010 25TH AV S
20	002	731990	0285	9/3/03	\$288,000	1090	0	7	1929	4	4800	Y	N	2909 19TH AV S
20	002	754830	0520	12/15/04	\$320,000	1100	650	7	1965	3	4852	N	N	1772 17TH AV S
20	002	754830	0520	9/24/03	\$280,050	1100	650	7	1965	3	4852	N	N	1772 17TH AV S
20	002	912200	0615	7/13/05	\$385,000	1110	400	7	1954	3	6000	Y	N	2346 18TH AV S
20	002	142630	0841	11/24/04	\$379,950	1120	730	7	1964	3	6000	N	N	2508 S ANDOVER ST
20	002	142630	0850	9/23/03	\$282,000	1120	700	7	1965	3	7200	N	N	3920 25TH AV S
20	002	149830	1955	3/20/03	\$370,000	1140	1000	7	1980	4	6000	N	N	1907 20TH AV S
20	002	149830	1965	4/22/05	\$285,000	1140	1000	7	1980	3	6000	N	N	1911 20TH AV S
20	002	539360	0522	8/26/04	\$254,000	1140	0	7	2004	3	1282	N	N	2317 A 15TH AV
20	002	539360	0524	8/26/04	\$250,000	1140	0	7	2004	3	1014	N	N	2317 B 15TH AV S
20	002	539360	0526	8/26/04	\$254,000	1140	0	7	2004	3	1282	N	N	2317 C 15TH AV S
20	002	142630	0860	3/29/05	\$435,000	1150	780	7	1965	4	8160	N	N	3914 25TH AV S
20	002	149830	1580	3/12/04	\$280,000	1150	900	7	1967	3	6000	N	N	1906 17TH AV S
20	002	754830	0425	12/8/05	\$335,000	1160	0	7	2000	3	5000	Y	N	1700 STURGUS AV S
20	002	754830	0425	10/22/03	\$252,900	1160	0	7	2000	3	5000	Y	N	1700 STURGUS AV S
20	002	368090	0050	4/25/05	\$389,950	1170	580	7	1971	3	5600	N	N	4055 25TH AV S
20	002	539360	1240	7/19/05	\$314,500	1170	730	7	1959	3	6000	N	N	2327 23RD AV S
20	002	307950	0160	6/24/04	\$322,000	1180	0	7	1931	3	3680	N	N	2515 19TH AV S
20	002	308300	1035	6/9/05	\$395,000	1180	300	7	1969	3	10000	N	N	3011 HARRIS PL S
20	002	159660	0095	9/27/05	\$386,300	1190	0	7	1926	3	3587	N	N	2106 S SPOKANE ST
20	002	308300	0830	7/12/04	\$345,000	1200	350	7	1946	3	5600	N	N	3003 23RD AV S
20	002	731990	0370	8/11/04	\$304,500	1200	0	7	1928	3	4800	N	N	2906 20TH AV S
20	002	307950	0115	7/28/05	\$327,500	1210	0	7	1913	3	2600	N	N	2517 18TH AV S
20	002	162404	9118	9/11/03	\$244,500	1220	1020	7	1955	3	3173	N	N	3401 21ST AV S

**Improved Sales Used in this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
20	002	307950	0185	3/8/04	\$315,000	1220	600	7	1953	4	4000	N	N	2606 18TH AV S
20	002	367740	0061	7/23/04	\$295,000	1220	400	7	1960	3	6490	N	N	2326 S ANGELINE ST
20	002	149830	1715	3/24/05	\$305,000	1230	660	7	1978	3	6000	N	N	2006 18TH AV S
20	002	731990	0030	9/23/05	\$355,000	1230	0	7	1927	3	2496	N	N	1715 S FOREST ST
20	002	308500	1561	3/15/04	\$305,000	1240	300	7	1956	4	5500	N	N	2808 HARRIS PL S
20	002	368090	0030	10/16/03	\$338,000	1240	700	7	1967	4	5400	N	N	4033 25TH AV S
20	002	149830	0625	7/3/05	\$375,000	1250	450	7	1990	3	3000	N	N	1208 S HILL ST
20	002	149830	1710	6/4/03	\$265,000	1250	540	7	1993	3	6000	N	N	2012 18TH AV S
20	002	308300	0975	9/18/03	\$335,000	1250	850	7	1988	4	4000	N	N	3111 HARRIS PL S
20	002	732090	0145	11/18/04	\$320,000	1250	0	7	1952	3	4800	N	N	2717 21ST AV S
20	002	912200	0471	12/21/05	\$368,000	1270	0	7	1927	3	3600	N	N	1620 S BAYVIEW ST
20	002	731990	0215	12/10/04	\$369,000	1280	0	7	1940	3	6144	N	N	2812 18TH AV S
20	002	912200	0880	12/8/05	\$371,000	1300	640	7	1975	3	6000	N	N	2360 22ND AV S
20	002	149830	1950	8/20/03	\$290,000	1320	1250	7	1993	3	6000	N	N	1903 20TH AV S
20	002	731990	0156	9/3/03	\$236,000	1320	0	7	1909	3	3840	N	N	1804 S MCCLELLAN ST
20	002	168340	0035	3/15/05	\$350,000	1340	0	7	1931	3	6000	N	N	2207 13TH AV S
20	002	368090	0125	7/8/05	\$409,950	1340	500	7	1959	3	7494	N	N	4014 25TH AV S
20	002	731990	0220	5/21/04	\$348,400	1350	0	7	1912	3	6144	N	N	2806 18TH AV S
20	002	149830	1539	7/29/03	\$293,000	1400	400	7	1910	3	6120	N	N	2013 18TH AV S
20	002	059700	0310	1/25/03	\$260,000	1410	0	7	1953	3	8000	Y	N	3039 20TH AV S
20	002	912200	0381	8/5/05	\$450,000	1480	0	7	1910	3	3040	N	N	2363 16TH AV S
20	002	731990	0190	2/20/04	\$298,000	1490	0	7	1909	3	3840	N	N	2715 19TH AV S
20	002	426320	0051	3/30/04	\$350,000	1500	720	7	1997	3	4743	Y	N	3402 24TH AV S
20	002	754830	0605	4/21/04	\$285,200	1500	0	7	1964	3	5000	N	N	1717 19TH AV S
20	002	308500	1620	2/24/04	\$300,000	1510	400	7	1959	3	6500	N	N	2908 HARRIS PL S
20	002	325350	0165	9/19/03	\$275,000	1510	0	7	1916	4	3809	N	N	3205 23RD AV S
20	002	149830	1205	7/29/04	\$230,000	1540	0	7	1998	3	1564	N	N	1916 B 15TH AV S
20	002	149830	1210	9/23/04	\$275,000	1540	0	7	1998	3	1564	N	N	1914 15TH AV S
20	002	149830	1213	12/29/04	\$277,500	1540	0	7	1998	3	1564	N	N	1914 A 15TH AV S
20	002	149830	1217	12/1/05	\$300,000	1540	0	7	1998	3	1438	N	N	1912 15TH AV S
20	002	162404	9119	3/28/05	\$344,000	1560	870	7	1949	3	3173	N	N	3400 20TH AV S

**Improved Sales Used in this Annual Update Analysis
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
20	002	162404	9119	5/26/04	\$318,000	1560	870	7	1949	3	3173	N	N	3400 20TH AV S
20	002	365010	0046	5/6/04	\$349,000	1590	820	7	1910	3	4328	N	N	1803 S HORTON ST
20	002	149830	1150	6/27/03	\$313,000	1640	0	7	1953	4	6000	N	N	2014 15TH AV S
20	002	731990	0166	5/27/03	\$355,000	1670	0	7	1914	5	4800	N	N	1809 S LANDER ST
20	002	162404	9246	2/26/03	\$265,000	1680	0	7	1995	3	5000	N	N	2425 S SPOKANE ST
20	002	308300	0290	9/24/03	\$385,000	1680	0	7	1939	5	4000	N	N	2702 21ST AV S
20	002	365010	0060	4/22/04	\$280,000	1680	800	7	1928	3	4125	N	N	3312 18TH AV S
20	002	168340	0075	6/8/04	\$257,500	1740	0	7	1900	3	4800	N	N	2202 13TH AV S
20	002	325350	0160	10/11/05	\$550,000	1770	1000	7	2003	3	3809	N	N	3209 23RD AV S
20	002	325350	0160	7/23/04	\$425,000	1770	1000	7	2003	3	3809	N	N	3209 23RD AV S
20	002	754830	0290	12/21/05	\$334,000	1860	930	7	1967	3	5000	N	N	1761 STURGUS AV S
20	002	754830	0290	6/21/04	\$330,000	1860	930	7	1967	3	5000	N	N	1761 STURGUS AV S
20	002	162404	9088	7/21/04	\$379,000	1900	0	7	1989	3	12240	N	N	3827 25TH AV S
20	002	754830	0813	2/12/03	\$295,000	1960	0	7	1996	3	5000	N	N	1716 19TH AV S
20	002	731990	0168	5/3/05	\$435,000	2060	0	7	1914	3	4160	N	N	2710 18TH AV S
20	002	539360	0520	9/10/04	\$255,500	2090	400	7	1905	3	3622	N	N	2315 15TH AV S
20	002	149830	1085	11/25/03	\$329,000	2090	0	7	1999	3	3992	N	N	2110 15TH AV S
20	002	149830	1070	9/15/03	\$306,900	2110	0	7	1929	3	6000	Y	N	2122 15TH AV S
20	002	912200	0861	1/16/03	\$325,000	2292	0	7	2003	3	5000	N	N	2348 22ND AV S
20	002	539460	0152	1/29/03	\$316,000	2300	0	7	2003	3	5003	N	N	2336 22ND AV S
20	002	644440	0005	3/4/04	\$385,000	2340	570	7	1994	3	4002	N	N	3420 20TH AV S
20	002	754830	0333	5/7/04	\$391,500	3020	0	7	1999	3	5060	N	N	1610 S GRAND ST
20	002	308300	0730	9/8/03	\$297,500	1220	1000	8	1971	3	4000	N	N	2819 23RD AV S
20	002	539360	0950	9/1/05	\$369,950	1260	800	8	1955	3	6000	N	N	1919 S COLLEGE ST
20	002	753980	0020	10/14/04	\$374,950	1340	0	8	1947	3	4414	N	N	3422 19TH AV S
20	002	388190	0415	6/27/05	\$420,000	1368	1004	8	2001	3	5403	N	N	1815 19TH AV S
20	002	142630	0550	8/15/03	\$349,950	1490	0	8	2003	3	2280	N	N	3526 CHEASTY BL S
20	002	426320	0055	3/17/04	\$354,900	1500	720	8	1998	3	4200	Y	N	3410 24TH AV S
20	002	426320	0053	7/23/03	\$350,000	1500	720	8	1998	3	4200	Y	N	3414 20TH AV S
20	002	308300	0475	1/28/03	\$295,000	1510	0	8	1993	3	4000	N	N	2520 22ND AV S
20	002	367740	0160	3/5/04	\$377,000	1520	970	8	2003	3	4925	N	N	2416 S COLUMBIAN WY

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
20	002	367740	0165	11/21/03	\$387,000	1520	970	8	2003	3	5127	N	N	2420 S COLUMBIAN WY
20	002	731990	0195	2/21/04	\$437,000	1650	0	8	1909	5	3840	N	N	2719 19TH AV S
20	002	149830	1616	11/21/05	\$543,000	2290	840	8	2005	3	3782	N	N	1808 S PLUM ST
20	002	308500	1545	12/28/04	\$405,000	2400	0	8	2004	3	4000	N	N	2822 HARRIS PL S
20	003	792510	0485	8/5/05	\$181,950	650	0	5	1918	3	5400	N	N	5411 13TH AV S
20	003	274110	0800	11/18/05	\$231,000	720	0	5	1919	3	2674	N	N	4823 12TH AV S
20	003	514100	0560	8/9/05	\$231,000	800	0	5	1945	3	4650	N	N	4912 13TH AV S
20	003	568000	0735	7/26/04	\$253,500	690	0	6	1948	3	4805	N	N	3915 14TH AV S
20	003	514100	0655	3/24/05	\$250,000	720	0	6	1919	3	3798	Y	N	1316 S FERDINAND ST
20	003	514100	0655	7/20/04	\$205,000	720	0	6	1919	3	3798	Y	N	1316 S FERDINAND ST
20	003	568000	0815	5/6/03	\$237,200	730	0	6	1940	3	4800	N	N	3800 13TH AV S
20	003	568000	0825	1/13/03	\$223,500	760	0	6	1940	3	4800	N	N	3808 13TH AV S
20	003	792510	0365	11/2/05	\$274,000	760	760	6	1912	3	6000	N	N	5201 13TH AV S
20	003	514100	0130	9/29/05	\$203,000	780	0	6	1910	3	4000	N	N	4859 13TH AV S
20	003	568000	0830	10/13/03	\$233,950	810	0	6	1940	3	4800	N	N	3812 13TH AV S
20	003	367940	1245	1/13/04	\$230,000	820	0	6	1941	3	6167	N	N	4540 15TH AV S
20	003	367940	1060	5/27/05	\$227,725	830	0	6	1950	3	4610	N	N	4512 14TH AV S
20	003	395940	0655	10/3/05	\$391,500	830	0	6	1940	3	7200	Y	N	4309 13TH AV S
20	003	514100	0455	11/3/05	\$252,000	840	320	6	1919	3	3797	N	N	1311 S SHELTON ST
20	003	880690	0030	9/13/05	\$230,000	840	0	6	1940	3	4200	N	N	5324 12TH AV S
20	003	058800	0030	8/5/04	\$247,000	860	860	6	1912	3	3157	N	N	4615 15TH AV S
20	003	373280	0166	4/22/05	\$250,000	860	0	6	1909	3	5402	N	N	1329 S PEARL ST
20	003	880690	0235	4/21/04	\$248,000	860	800	6	1941	5	3925	N	N	5331 12TH AV S
20	003	060000	0075	11/16/05	\$220,000	890	0	6	1950	3	5840	N	N	1409 S FERDINAND ST
20	003	395940	1080	8/4/04	\$235,000	910	0	6	1943	3	5520	N	N	4552 11TH AV S
20	003	274060	0005	6/29/05	\$290,000	920	0	6	1947	3	5000	N	N	1201 S DAWSON ST
20	003	058800	0075	8/11/05	\$307,000	930	0	6	1943	3	5290	N	N	4603 15TH AV S
20	003	395940	0820	1/16/04	\$255,000	930	360	6	1947	3	4800	N	N	4519 13TH AV S
20	003	792510	0440	1/19/05	\$169,999	950	0	6	1907	3	3500	N	N	5319 13TH AV S
20	003	568000	0720	6/18/04	\$265,000	970	680	6	1920	3	7800	N	N	3923 14TH AV S
20	003	274110	0280	7/28/03	\$250,000	980	740	6	1911	3	5000	N	N	4958 12TH AV S

**Improved Sales Used in this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
20	003	373280	0155	9/29/04	\$245,000	990	900	6	1913	3	6512	N	N	1324 S PEARL ST
20	003	514100	0340	2/25/04	\$272,847	1030	300	6	1918	4	3797	N	N	1312 S DAWSON ST
20	003	514100	0535	1/25/05	\$250,000	1030	380	6	1920	4	3797	N	N	1311 S FERDINAND ST
20	003	395940	0750	8/3/04	\$310,000	1070	120	6	1939	3	7200	N	N	4350 12TH AV S
20	003	395940	1350	8/12/04	\$260,000	1140	0	6	1984	3	7326	N	N	4202 11TH AV S
20	003	792510	0420	3/14/05	\$317,500	1160	0	6	1916	3	4500	N	N	5311 13TH AV S
20	003	514100	0095	10/14/04	\$269,500	1200	0	6	1919	3	4000	N	N	4805 13TH AV S
20	003	274060	0165	3/4/05	\$220,000	1220	0	6	1904	3	4401	N	N	1100 S BENNETT ST
20	003	274110	0300	7/22/05	\$330,360	1260	0	6	1991	3	5000	N	N	4970 12TH AV S
20	003	274060	0150	12/13/04	\$217,500	1270	0	6	1900	3	4401	N	N	1110 S BENNETT ST
20	003	792510	0375	10/10/03	\$276,500	1340	0	6	1912	3	8000	N	N	5211 13TH AV S
20	003	514100	0490	4/28/04	\$230,000	1580	0	6	1918	4	4650	N	N	4962 13TH AV S
20	003	792510	0430	10/20/04	\$270,000	1990	0	6	1912	3	4500	N	N	5315 13TH AV S
20	003	206460	0015	3/29/05	\$150,000	790	0	7	1940	3	3476	N	N	4635 14TH AV S
20	003	568000	0620	7/1/04	\$244,000	800	0	7	1943	3	4800	N	N	4111 14TH AV S
20	003	367940	0600	2/17/04	\$242,500	810	0	7	1941	3	4059	N	N	4104 14TH AV S
20	003	395940	0745	8/20/03	\$270,000	860	300	7	1946	3	4800	N	N	4346 12TH AV S
20	003	395940	1005	10/8/03	\$279,900	860	200	7	1941	4	6133	Y	N	4501 12TH AV S
20	003	395940	0375	11/28/05	\$380,000	870	0	7	1941	3	9600	N	N	4135 14TH AV S
20	003	395940	0395	12/14/05	\$348,000	870	0	7	1941	3	4834	N	N	4119 14TH AV S
20	003	386940	0025	5/4/04	\$220,000	900	0	7	1953	3	5675	N	N	1105 S SNOQUALMIE ST
20	003	395940	0075	11/5/04	\$270,000	900	0	7	1943	3	4800	N	N	4505 14TH AV S
20	003	274110	0105	4/26/04	\$300,000	910	500	7	1952	4	4000	N	N	4806 12TH AV S
20	003	367940	0900	9/1/04	\$270,000	920	0	7	1942	3	4300	N	N	4306 14TH AV S
20	003	367940	0920	5/3/04	\$249,950	920	0	7	1942	3	4366	N	N	4322 14TH AV S
20	003	367940	0610	9/9/03	\$245,750	930	730	7	1941	3	4064	N	N	4114 14TH AV S
20	003	568000	0700	12/29/05	\$308,000	930	370	7	1941	3	4800	N	N	4010 13TH AV S
20	003	367940	0690	8/14/03	\$235,000	940	150	7	1942	3	4800	N	N	4149 15TH AV S
20	003	395940	0300	9/7/05	\$289,000	950	0	7	1941	3	4800	N	N	4326 13TH AV S
20	003	568000	0440	12/6/04	\$305,000	950	900	7	1953	3	4200	Y	N	3909 13TH AV S
20	003	395940	1605	2/28/03	\$238,450	960	220	7	1942	3	5977	N	N	4433 11TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
20	003	373280	0185	2/5/04	\$216,000	970	0	7	1969	3	4459	N	N	1355 S PEARL ST
20	003	395940	1145	9/21/04	\$307,000	970	370	7	1940	3	5520	N	N	4321 12TH AV S
20	003	395940	1165	9/7/05	\$345,000	970	0	7	1940	3	5760	N	N	4311 12TH AV S
20	003	395940	1506	3/4/04	\$197,000	980	0	7	1947	3	5225	N	N	4225 11TH AV S
20	003	568000	0939	4/23/04	\$322,500	980	500	7	1948	4	5400	N	N	3610 13TH AV S
20	003	568000	0950	7/21/03	\$309,950	980	0	7	1948	3	4800	N	N	3614 13TH AV S
20	003	060000	0021	7/10/03	\$254,000	990	800	7	1952	3	5468	N	N	1339 S ANGELINE ST
20	003	395940	0095	4/18/05	\$340,000	990	0	7	1939	3	7200	N	N	4508 13TH AV S
20	003	367940	1230	3/28/03	\$284,000	1000	410	7	1948	3	6221	N	N	4526 15TH AV S
20	003	395940	0335	7/10/03	\$280,000	1020	0	7	1941	3	7333	Y	N	1302 S OREGON ST
20	003	395940	1140	7/9/03	\$275,000	1020	520	7	1942	3	5520	N	N	4325 12TH AV S
20	003	514100	0370	10/28/04	\$283,000	1040	0	7	1920	3	4650	N	N	5002 13TH AV S
20	003	367940	1155	7/1/05	\$317,000	1050	1040	7	1956	3	4800	N	N	4529 15TH AV S
20	003	395940	0445	7/18/05	\$343,000	1060	0	7	1940	3	5280	N	N	4152 13TH AV S
20	003	367940	0695	9/22/03	\$254,000	1110	150	7	1940	3	6600	N	N	4145 15TH AV S
20	003	395940	0985	8/25/05	\$400,000	1130	500	7	1941	3	9391	N	N	4515 12TH AV S
20	003	386940	0030	6/12/03	\$219,000	1140	0	7	1950	3	5675	N	N	1063 S SNOQUALMIE ST
20	003	395940	1300	11/13/03	\$315,000	1180	360	7	1940	3	7000	N	N	4137 12TH AV S
20	003	568000	0306	5/13/04	\$369,000	1190	240	7	1953	3	4800	N	N	1222 S CHARLESTOWN ST
20	003	274110	0160	9/4/03	\$221,160	1200	150	7	1952	3	5000	N	N	4830 12TH AV S
20	003	395940	0115	5/1/03	\$289,950	1230	350	7	1940	3	7200	N	N	4522 13TH AV S
20	003	395940	0710	6/7/05	\$380,000	1230	140	7	1944	4	6001	N	N	4322 12TH AV S
20	003	367940	0895	3/15/05	\$260,000	1240	450	7	1942	3	4707	N	N	1403 S NEVADA ST
20	003	367940	0456	8/21/05	\$400,000	1250	0	7	1948	3	6825	N	N	3906 14TH AV S
20	003	395940	0265	10/19/05	\$427,000	1270	290	7	1935	3	4933	N	N	1321 S NEVADA ST
20	003	568000	0265	7/6/04	\$325,000	1280	480	7	1946	3	4600	N	N	1223 S SPOKANE ST
20	003	367940	0515	3/24/04	\$318,000	1290	430	7	1948	3	5243	N	N	4020 14TH AV S
20	003	395940	0110	9/3/04	\$320,000	1300	1000	7	1956	3	4800	N	N	4516 13TH AV S
20	003	395940	1065	6/23/04	\$289,500	1390	0	7	1942	3	5760	N	N	4544 11TH AV S
20	003	514100	0500	7/29/05	\$398,000	1490	820	7	1985	3	6200	N	N	4968 13TH AV S
20	003	367940	0745	2/19/04	\$275,000	1500	0	7	1928	3	4800	N	N	4115 15TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
20	003	395940	0240	5/26/05	\$403,500	1600	0	7	1928	3	5400	N	N	4311 14TH AV S
20	003	395940	1370	2/25/05	\$379,950	1760	1030	7	1957	3	5222	N	N	4427 POWELL PL S
20	003	274110	0700	6/25/03	\$289,000	1864	0	7	2003	3	3750	N	N	4967 12TH AV S
20	003	274110	0705	12/12/05	\$349,000	1864	0	7	2003	3	2332	N	N	4963 12TH AV S
20	003	274110	0705	6/24/03	\$285,000	1864	0	7	2003	3	2332	N	N	4963 12TH AV S
20	003	395940	0720	3/16/05	\$396,250	2130	300	7	2003	3	6001	N	N	4328 12TH AV S
20	003	514100	0605	1/31/05	\$384,950	2510	0	7	2004	3	3797	Y	N	1313 S EDMUNDS ST
20	003	367940	1025	9/24/04	\$300,000	920	0	8	1941	3	4800	N	N	4315 15TH AV S
20	003	274110	0420	4/12/05	\$340,000	1140	1140	8	1951	3	5127	N	N	5100 CORSON AV S
20	003	567950	1310	5/16/03	\$329,950	1210	800	8	1956	3	4800	N	N	4107 12TH AV S
20	003	395940	1284	8/11/04	\$330,000	1220	900	8	1949	3	6290	N	N	4145 12TH AV S
20	003	395940	1284	12/23/03	\$320,000	1220	900	8	1949	3	6290	N	N	4145 12TH AV S
20	003	568000	0215	7/9/03	\$386,764	1330	580	8	1949	3	13800	Y	N	3507 HAHN PL S
20	003	568000	0600	10/15/04	\$362,000	1390	700	8	1954	5	4800	Y	N	4108 12TH AV S
20	003	367940	0605	5/7/03	\$341,950	1410	460	8	1930	4	4061	N	N	4110 14TH AV S
20	003	395940	1265	3/12/04	\$330,000	1430	1050	8	1955	3	4933	N	N	4436 11TH AV S
20	003	395940	0270	8/21/03	\$389,000	1470	1200	8	1986	3	4933	N	N	4302 13TH AV S
20	003	568000	0956	12/1/04	\$445,000	1510	0	8	1931	3	4800	N	N	3622 13TH AV S
20	003	568000	0780	7/19/04	\$315,000	1560	450	8	1996	3	4827	N	N	3901 14TH AV S
20	003	395940	1860	2/23/05	\$550,000	1850	560	9	1930	3	17492	N	N	4545 10TH AV S
79	004	171190	0030	7/16/03	\$133,000	670	0	5	1916	3	4000	N	N	5315 32ND AV S
79	004	933180	0390	5/19/05	\$185,000	870	0	5	1912	3	5250	N	N	3319 S ORCAS ST
79	004	785700	1410	7/13/05	\$264,000	520	0	6	1925	3	5512	N	N	6134 28TH AV S
79	004	785700	1905	4/15/04	\$158,000	580	0	6	1942	3	7500	N	N	6742 28TH AV S
79	004	933180	0650	9/5/03	\$146,500	590	590	6	1918	3	5000	N	N	5418 33RD AV S
79	004	933180	0650	6/22/05	\$173,900	590	590	6	1918	3	5000	N	N	5418 33RD AV S
79	004	785700	3840	6/25/04	\$190,500	600	0	6	1916	3	4200	N	N	2530 S GRAHAM ST
79	004	933180	0115	12/12/05	\$220,500	600	0	6	1913	3	3700	N	N	5409 33RD AV S
79	004	933180	0115	4/26/03	\$165,000	600	0	6	1913	3	3700	N	N	5409 33RD AV S
79	004	786650	0025	12/28/04	\$245,000	650	650	6	1916	3	5000	N	N	5511 32ND AV S
79	004	333300	2300	10/13/05	\$290,000	670	220	6	1934	3	9007	N	N	6525 33RD AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	004	333300	2300	8/25/03	\$248,000	670	220	6	1934	3	9007	N	N	6525 33RD AV S
79	004	785700	0740	12/28/04	\$241,000	670	0	6	1927	3	6612	N	N	2407 S ORCAS ST
79	004	234130	0565	7/27/04	\$236,925	680	350	6	1922	3	3040	N	N	5314 33RD AV S
79	004	933180	0615	5/10/03	\$150,000	710	0	6	1916	3	3645	N	N	5402 33RD AV S
79	004	266050	0286	6/14/03	\$156,000	720	0	6	1948	3	6644	N	N	3212 S DAWSON ST
79	004	739440	0095	1/17/03	\$144,000	720	0	6	1948	3	4000	Y	N	5407 31ST AV S
79	004	786650	0035	9/22/03	\$165,000	740	0	6	1923	3	5000	N	N	5519 32ND AV S
79	004	087700	0105	12/23/05	\$135,000	750	0	6	1949	3	5194	N	N	6320 29TH AV S
79	004	933180	0560	7/8/05	\$183,500	780	0	6	1965	3	2500	N	N	5521 35TH AV S
79	004	157110	0145	5/17/03	\$186,000	790	0	6	1910	3	5684	N	N	6209 30TH AV S
79	004	206960	0065	6/24/04	\$251,800	810	180	6	1944	3	5568	N	N	5017 26TH AV S
79	004	933180	0230	7/13/04	\$255,000	810	720	6	2001	3	4100	N	N	3206 S ORCAS ST
79	004	166250	0069	8/4/05	\$240,000	820	280	6	1952	3	6451	N	N	3711 S HOLLY ST
79	004	785700	0935	5/12/05	\$269,000	830	830	6	1953	3	5480	N	N	2848 S JUNEAU ST
79	004	785700	0940	1/10/03	\$170,000	830	0	6	1953	4	5480	N	N	2840 S JUNEAU ST
79	004	933180	0375	6/30/03	\$172,000	830	0	6	1943	3	5250	N	N	3307 S ORCAS ST
79	004	274210	0018	6/29/04	\$232,840	840	340	6	1952	3	5156	N	N	3047 S DAWSON ST
79	004	789060	0115	8/6/04	\$244,000	840	0	6	1920	3	6300	N	N	5933 32ND AV S
79	004	945920	0010	10/3/05	\$223,000	840	0	6	1950	3	3800	N	N	5220 32ND AV S
79	004	268560	0065	4/11/03	\$200,000	870	0	6	1925	3	7140	N	N	5902 BEACON AV S
79	004	212404	9224	12/12/03	\$168,000	880	0	6	1953	3	7176	N	N	5042 31ST AV S
79	004	785700	3350	12/15/04	\$225,000	890	0	6	1946	4	6028	N	N	5911 28TH AV S
79	004	105900	0015	4/26/05	\$205,000	900	0	6	1915	3	6600	N	N	3112 S HUDSON ST
79	004	785700	0750	11/3/04	\$207,000	920	880	6	1919	3	4207	N	N	5816 BEACON AV S
79	004	785700	0600	12/19/05	\$305,000	970	0	6	1919	3	5428	N	N	5536 BEACON AV S
79	004	212404	9021	9/13/05	\$270,000	1000	0	6	1915	3	9675	N	N	5013 32ND AV S
79	004	945920	0025	3/2/05	\$229,950	1010	0	6	1952	3	3800	N	N	5306 32ND AV S
79	004	268560	0090	1/13/03	\$260,000	1030	500	6	1921	3	6969	N	N	5929 25TH AV S
79	004	274210	0290	10/26/04	\$200,000	1030	200	6	1948	3	8292	N	N	5049 30TH AV S
79	004	785700	3610	2/6/03	\$199,950	1030	0	6	1941	4	5004	N	N	2467 S SPENCER ST
79	004	212404	9028	6/5/03	\$200,000	1060	0	6	1979	3	8555	N	N	3006 S BRANDON ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	004	333300	2171	4/26/05	\$240,000	1060	0	6	1979	3	5264	N	N	3553 A S MORGAN ST
79	004	785700	1810	12/4/03	\$182,000	1060	0	6	1953	3	5600	N	N	6602 28TH AV S
79	004	266050	0215	11/22/04	\$187,000	1080	0	6	1903	3	4836	N	N	3203 S HUDSON ST
79	004	274210	0288	2/27/03	\$159,000	1080	0	6	1967	3	8943	N	N	5045 30TH AV S
79	004	333300	2172	3/12/04	\$210,000	1080	0	6	1979	3	6800	N	N	3553 B S MORGAN ST
79	004	785700	3577	9/22/05	\$335,000	1080	1080	6	1928	4	8316	Y	N	2441 S SPENCER ST
79	004	785700	3975	11/1/04	\$280,000	1080	200	6	1922	3	5641	N	N	6412 BEACON AV S
79	004	175670	0105	7/3/03	\$220,000	1090	350	6	1910	3	3300	N	N	3106 S FERDINAND ST
79	004	367740	0340	10/1/04	\$259,950	1090	0	6	1940	3	4800	N	N	4934 BEACON AV S
79	004	367740	0340	5/17/04	\$215,000	1090	0	6	1940	3	4800	N	N	4934 BEACON AV S
79	004	417460	0041	8/10/04	\$300,000	1090	0	6	1926	3	19745	N	N	4726 26TH AV S
79	004	434630	0035	5/4/05	\$306,000	1110	180	6	1929	3	5169	N	N	3016 S EDMUNDS ST
79	004	785700	0430	3/28/03	\$207,000	1110	290	6	1921	3	22275	N	N	2802 S ORCAS ST
79	004	785700	3821	3/3/05	\$252,500	1130	0	6	1947	3	5700	N	N	2548 S GRAHAM ST
79	004	212404	9162	8/26/04	\$315,950	1160	600	6	1929	4	7356	N	N	5037 32ND AV S
79	004	274210	0121	9/26/05	\$250,000	1200	0	6	1954	3	5476	N	N	5203 30TH AV S
79	004	529520	0085	10/11/04	\$322,735	1260	0	6	1919	3	6120	N	N	2809 S ALASKA PL
79	004	333300	2162	3/28/03	\$145,000	1320	0	6	1979	3	5264	N	N	3555 A S MORGAN ST
79	004	434630	0030	5/21/03	\$247,000	1340	0	6	1928	3	10737	N	N	3015 S EDMUNDS ST
79	004	333300	2160	8/31/04	\$175,000	1350	0	6	1979	3	4982	N	N	3557 S MORGAN ST
79	004	333300	2164	6/29/03	\$198,500	1350	0	6	1979	3	6800	N	N	3555 B S MORGAN ST
79	004	143820	0030	10/27/05	\$250,500	1380	0	6	1980	4	5610	N	N	6313 S EDDY CT
79	004	143820	0030	3/28/05	\$218,000	1380	0	6	1980	4	5610	N	N	6313 S EDDY CT
79	004	785700	1900	9/10/03	\$202,000	1400	0	6	1955	3	6000	N	N	6740 28TH AV S
79	004	105900	0025	11/16/04	\$205,000	1440	0	6	1911	3	3300	N	N	3106 S HUDSON ST
79	004	933180	0140	4/13/05	\$252,500	1530	0	6	1912	3	7500	N	N	3205 S LUCILE ST
79	004	541410	0325	12/15/04	\$283,000	1740	0	6	2004	3	2692	N	N	4700 S MCCOY PL
79	004	367740	0530	1/29/03	\$200,000	1800	0	6	1920	3	7388	N	N	5322 BEACON AV S
79	004	274210	0205	8/17/05	\$450,000	790	500	7	1940	3	8250	Y	N	5023 29TH AV S
79	004	429970	0085	6/25/03	\$199,500	820	0	7	1949	3	5350	N	N	3117 S GRAHAM ST
79	004	785700	1545	7/7/03	\$185,400	830	0	7	1953	3	5000	N	N	2912 S MORGAN ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	004	428740	0015	10/14/03	\$199,950	850	0	7	1952	3	6250	N	N	2653 S MORGAN ST
79	004	785700	4110	3/18/03	\$218,500	880	0	7	1952	3	6150	N	N	2624 S MORGAN ST
79	004	785700	0825	4/23/04	\$272,000	890	200	7	1948	3	8400	N	N	2523 S ORCAS ST
79	004	274210	0277	6/22/04	\$186,000	920	0	7	1953	3	4500	N	N	5033 30TH AV S
79	004	785700	4210	5/8/03	\$215,000	920	0	7	1929	3	3640	N	N	6610 BEACON AV S
79	004	785700	1220	3/23/04	\$263,000	930	700	7	1954	3	5000	N	N	2841 S JUNEAU ST
79	004	785700	1225	9/17/03	\$236,000	930	700	7	1954	3	5000	N	N	2837 S JUNEAU ST
79	004	785700	3315	11/23/05	\$315,000	930	400	7	1954	3	5850	N	N	2555 S JUNEAU ST
79	004	171190	0340	9/8/03	\$181,000	940	0	7	1954	3	3780	N	N	5313 29TH AV S
79	004	175670	0025	3/10/05	\$265,000	940	660	7	1997	3	3300	N	N	3035 S EDMUNDS ST
79	004	175670	0025	6/11/03	\$205,000	940	660	7	1997	3	3300	N	N	3035 S EDMUNDS ST
79	004	274210	0163	9/16/05	\$387,500	940	800	7	1941	4	6000	Y	N	5052 28TH AV S
79	004	785700	3515	7/30/03	\$227,000	950	0	7	1951	3	5148	N	N	6003 28TH AV S
79	004	105900	0005	11/30/05	\$334,500	960	250	7	1955	3	6600	N	N	3120 S HUDSON ST
79	004	329570	0060	6/26/03	\$334,900	960	760	7	1941	4	5525	N	N	4820 27TH AV S
79	004	785700	3941	10/27/04	\$216,000	960	960	7	1910	3	7560	N	N	2547 S GRAHAM ST
79	004	157110	0100	11/24/04	\$304,000	970	970	7	1931	3	5250	N	N	3018 S GRAHAM ST
79	004	157110	0100	3/4/04	\$255,000	970	970	7	1931	3	5250	N	N	3018 S GRAHAM ST
79	004	157110	0125	11/7/05	\$300,000	970	400	7	1953	3	4268	N	N	6210 30TH AV S
79	004	233630	0095	7/26/04	\$215,000	970	290	7	1953	3	5827	N	N	6008 30TH AV S
79	004	266050	0283	10/22/03	\$191,500	970	0	7	1956	3	5500	Y	N	5034 32ND AV S
79	004	785700	3921	5/4/03	\$215,100	970	0	7	1969	3	6000	N	N	2560 S EDDY ST
79	004	333300	1805	3/29/04	\$250,000	1000	500	7	1967	3	14606	Y	N	3331 S GRAHAM ST
79	004	417460	0026	11/11/04	\$278,000	1000	920	7	1971	3	5369	N	N	2531 S AMERICUS ST
79	004	417460	0277	6/5/03	\$262,500	1000	310	7	1949	3	8400	N	N	2703 S DAWSON ST
79	004	441060	0135	1/27/04	\$238,038	1000	0	7	1955	3	6164	N	N	6863 27TH AV S
79	004	785700	4215	11/14/05	\$318,950	1000	100	7	1929	3	3640	N	N	6614 BEACON AV S
79	004	274210	0268	3/26/04	\$204,000	1010	0	7	1969	3	8223	N	N	5023 30TH AV S
79	004	417460	0317	7/21/04	\$160,000	1010	0	7	1954	3	5776	N	N	2521 S DAWSON ST
79	004	941840	0240	11/2/05	\$330,000	1010	1010	7	1948	3	6720	N	N	6015 33RD AV S
79	004	087700	0145	8/19/03	\$205,000	1020	830	7	1953	3	4331	N	N	2953 S GRAHAM ST

**Improved Sales Used in this Annual Update Analysis
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	004	441060	0110	3/11/05	\$218,500	1020	300	7	1956	3	8052	N	N	2629 S BRIGHTON ST
79	004	785700	0125	1/27/03	\$232,500	1020	0	7	1946	3	5712	N	N	5450 BEACON AV S
79	004	785700	0455	5/26/04	\$305,000	1020	610	7	1955	3	13749	N	N	2810 S ORCAS ST
79	004	441060	0175	1/6/05	\$257,000	1030	240	7	1941	3	6380	N	N	6822 BEACON AV S
79	004	212404	9191	11/10/03	\$170,000	1040	1040	7	1960	3	7500	N	N	5034 31ST AV S
79	004	233630	0015	7/8/04	\$210,000	1040	180	7	1953	3	5814	N	N	6015 32ND AV S
79	004	233630	0025	11/30/04	\$260,000	1040	190	7	1953	3	5814	N	N	6025 32ND AV S
79	004	233630	0035	1/23/04	\$238,000	1040	1040	7	1953	3	5814	N	N	6020 31ST AV S
79	004	233630	0115	11/14/03	\$252,000	1040	190	7	1953	3	6498	N	N	6015 30TH AV S
79	004	417460	0267	5/24/05	\$350,000	1040	260	7	1958	3	5511	N	N	5033 27TH AV S
79	004	212404	9092	5/5/05	\$450,000	1060	450	7	1948	3	6325	Y	N	4919 29TH AV S
79	004	212404	9092	6/3/04	\$372,500	1060	450	7	1948	3	6325	Y	N	4919 29TH AV S
79	004	785700	3675	9/29/05	\$284,750	1070	0	7	1952	3	7502	N	N	2486 S SPENCER ST
79	004	785700	3675	8/12/03	\$188,000	1070	0	7	1952	3	7502	N	N	2486 S SPENCER ST
79	004	417460	0388	2/19/04	\$227,000	1080	400	7	1966	3	5616	N	N	5318 26TH AV S
79	004	367740	0415	9/9/05	\$349,950	1090	400	7	1963	3	4800	N	N	4955 24TH AV S
79	004	367740	0270	9/13/04	\$265,000	1100	280	7	1940	3	4800	N	N	4867 24TH AV S
79	004	157110	0110	11/3/04	\$295,000	1110	400	7	1957	3	6390	N	N	3006 S GRAHAM ST
79	004	212404	9286	7/7/04	\$242,000	1110	700	7	1982	3	8216	N	N	3001 S ANGELINE ST
79	004	333300	2252	6/28/04	\$230,000	1110	710	7	1968	3	4700	N	N	3331 A S MORGAN ST
79	004	333300	2250	5/24/05	\$255,000	1120	700	7	1968	3	4982	N	N	3327 S MORGAN ST
79	004	941840	0205	8/21/03	\$219,000	1120	140	7	1912	3	8040	N	N	6026 33RD AV S
79	004	367740	0260	7/20/05	\$300,000	1130	130	7	1940	3	4800	N	N	4877 24TH AV S
79	004	417460	0323	7/11/03	\$227,000	1130	0	7	1954	3	6328	N	N	5212 26TH AV S
79	004	417460	0352	1/29/03	\$258,000	1160	1160	7	1956	3	6707	N	N	2415 S DAWSON ST
79	004	785700	1433	6/24/04	\$265,000	1160	600	7	1993	3	5000	N	N	2906 S GRAHAM ST
79	004	785700	1910	11/28/05	\$383,000	1160	820	7	1993	3	5568	N	N	6748 28TH AV S
79	004	274210	0090	10/24/03	\$271,000	1170	0	7	1923	3	5275	N	N	3002 S DAWSON ST
79	004	785700	4200	4/1/05	\$318,000	1170	600	7	1928	3	5626	N	N	6602 BEACON AV S
79	004	785700	4161	4/16/03	\$235,500	1180	400	7	1954	3	6250	N	N	2632 S MORGAN ST
79	004	441060	0155	8/9/05	\$280,500	1190	300	7	1962	4	6380	N	N	6848 BEACON AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	004	333300	2026	2/10/04	\$307,500	1200	870	7	2003	3	5242	N	N	3538 B S MORGAN ST
79	004	023500	0125	11/24/03	\$240,000	1210	420	7	1954	3	6231	N	N	2451 S EDMUNDS ST
79	004	785700	1316	3/9/05	\$350,000	1210	900	7	1970	3	5150	N	N	2825 S RAYMOND ST
79	004	166250	0051	4/11/03	\$239,000	1220	800	7	1963	3	6600	N	N	6724 38TH AV S
79	004	785700	1255	6/25/03	\$240,000	1220	800	7	1956	3	9076	N	N	5919 SHAFFER AV S
79	004	785700	1912	5/12/04	\$322,000	1220	900	7	1990	3	6190	N	N	6750 28TH AV S
79	004	785700	1914	9/17/04	\$330,000	1220	900	7	1990	3	6802	N	N	6754 28TH AV S
79	004	789060	0114	8/11/03	\$265,000	1220	820	7	1993	3	5700	N	N	5937 32ND AV S
79	004	082900	0050	9/8/05	\$350,000	1230	1360	7	1983	3	5120	N	N	5951 29TH AV S
79	004	207010	0060	10/27/05	\$351,000	1230	0	7	1930	3	5271	N	N	4921 26TH AV S
79	004	785700	3870	7/13/05	\$359,000	1240	840	7	1994	3	5000	N	N	6123 B 28TH AV S
79	004	789060	0150	6/15/05	\$285,000	1250	800	7	1957	3	4900	N	N	3114 S RAYMOND ST
79	004	274210	0106	10/20/04	\$310,000	1260	860	7	1995	3	6268	N	N	5210 30TH AV S
79	004	274210	0260	2/25/05	\$256,000	1260	0	7	1965	3	7149	N	N	5015 30TH AV S
79	004	417460	0345	10/19/05	\$374,500	1260	730	7	1960	3	6360	N	N	2407 S DAWSON ST
79	004	868530	0065	2/15/05	\$310,000	1260	500	7	1947	3	4634	N	N	2505 S AMERICUS ST
79	004	868530	0075	6/30/04	\$289,000	1260	700	7	1947	3	7787	N	N	2449 S COLUMBIAN WY
79	004	541410	0280	10/27/05	\$314,000	1270	0	7	1985	4	3000	N	N	4726 30TH AV S
79	004	333300	1880	9/22/05	\$295,000	1280	480	7	1969	3	8844	N	N	3211 S GRAHAM ST
79	004	785700	1527	1/22/04	\$330,000	1290	860	7	1997	3	5646	N	N	6418 SHAFFER AV S
79	004	274210	0133	11/17/05	\$356,000	1300	1040	7	1967	3	6038	N	N	2912 S BENNETT ST
79	004	663440	0090	8/18/03	\$290,000	1300	960	7	1980	3	5020	N	N	2533 S BRANDON CT
79	004	785700	3660	7/20/03	\$233,000	1310	0	7	1953	3	6468	N	N	2470 S SPENCER ST
79	004	212404	9233	5/24/04	\$258,000	1330	0	7	1977	3	9600	N	N	5004 30TH AV S
79	004	612650	0050	4/9/04	\$270,000	1330	800	7	1969	3	7657	Y	N	2823 S BATEMAN ST
79	004	941840	0295	4/20/04	\$250,000	1340	580	7	1957	3	6720	N	N	6038 32ND AV S
79	004	143820	0060	4/15/04	\$257,500	1350	810	7	1964	3	6000	N	N	6304 33RD AV S
79	004	333300	1792	10/5/04	\$275,000	1390	910	7	1984	3	7623	N	N	3341 A S GRAHAM ST
79	004	417460	0225	8/12/05	\$365,000	1400	220	7	1942	3	5700	N	N	2614 S HUDSON ST
79	004	529520	0045	8/23/05	\$303,000	1400	0	7	1995	3	3060	N	N	2835 S ALASKA PL
79	004	367740	0505	6/10/04	\$288,000	1420	0	7	1920	3	3928	N	N	5304 BEACON AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	004	333300	2271	3/29/05	\$350,000	1440	1400	7	1958	3	13275	N	N	6526 33RD AV S
79	004	333300	2581	10/20/04	\$208,620	1440	0	7	1998	3	4560	N	N	6533 38TH AV S
79	004	710710	0015	9/14/04	\$390,000	1440	970	7	2004	3	3800	N	N	5212 32ND AV S
79	004	222404	9077	3/11/03	\$228,000	1440	0	7	2000	3	3955	N	N	5818 32ND AV S
79	004	428740	0005	3/3/03	\$207,950	1450	0	7	1951	3	5456	N	N	2665 S MORGAN ST
79	004	082900	0065	12/28/05	\$248,000	1480	0	7	1903	3	7540	N	N	5943 29TH AV S
79	004	166250	0090	9/7/05	\$240,000	1480	0	7	1953	3	7517	N	N	6739 38TH AV S
79	004	175670	0100	10/6/03	\$299,950	1500	0	7	1913	4	3300	N	N	3104 S FERDINAND ST
79	004	212404	9180	7/21/05	\$269,950	1570	0	7	1951	3	12458	N	N	4922 30TH AV S
79	004	274210	0125	10/6/03	\$360,000	1580	1580	7	1955	3	7860	Y	N	5204 29TH AV S
79	004	785700	3826	11/8/05	\$425,000	1580	1250	7	1992	3	5060	N	N	2546 B S GRAHAM ST
79	004	333300	2442	10/22/03	\$242,500	1590	0	7	1990	3	7140	N	N	3508 S HOLLY ST
79	004	367740	0445	9/19/05	\$351,500	1620	0	7	1947	3	5280	N	N	4921 24TH AV S
79	004	274210	0139	12/27/05	\$528,000	1640	1000	7	1988	3	6694	N	N	5214 28TH AV S
79	004	417460	0232	12/12/03	\$250,000	1640	560	7	1951	3	6235	N	N	5015 24TH PL S
79	004	207010	0095	5/21/04	\$318,000	1650	380	7	1941	3	10761	N	N	4916 26TH AV S
79	004	367740	0450	8/10/05	\$375,000	1760	0	7	1947	3	5000	N	N	4917 24TH AV S
79	004	333300	2151	11/22/05	\$470,000	1820	140	7	1957	3	17771	N	N	3563 S MORGAN ST
79	004	529520	0155	5/14/03	\$230,000	1820	0	7	1999	3	3060	N	N	2835 S ALASKA PL
79	004	333300	2420	6/29/05	\$470,000	1880	940	7	1913	4	10630	N	N	3332 S HOLLY ST
79	004	333300	2430	8/9/05	\$350,000	1920	0	7	1988	3	7140	N	N	3500 S HOLLY ST
79	004	941840	0130	7/14/03	\$209,950	1940	0	7	1965	3	7980	N	N	6107 35TH AV S
79	004	549120	0050	12/19/03	\$350,000	1990	580	7	1962	3	11512	N	N	5529 26TH AV S
79	004	789060	0126	6/25/05	\$373,888	2240	0	7	1999	3	6000	N	N	5941 32ND AV S
79	004	333300	2305	10/1/03	\$340,000	2320	0	7	2003	3	5169	N	N	6509 33RD AV S
79	004	785700	0812	9/17/03	\$350,000	2330	0	7	2003	3	6095	N	N	2544 S JUNEAU ST
79	004	367740	0540	10/13/05	\$436,000	2360	590	7	1931	3	7630	N	N	5334 BEACON AV S
79	004	212404	9014	10/15/04	\$475,000	2500	800	7	1980	3	13496	Y	N	2904 S HUDSON ST
79	004	417460	0105	9/22/05	\$415,000	2540	400	7	1953	3	9000	N	N	2615 S EDMUNDS ST
79	004	429970	0050	10/8/04	\$380,000	2770	0	7	1995	3	6000	N	N	6325 32ND AV S
79	004	367740	0695	1/17/03	\$259,950	1090	810	8	1951	3	4800	N	N	4886 24TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	004	367740	0285	9/11/03	\$250,000	1190	0	8	1929	3	4980	N	N	2323 S COLUMBIAN WY
79	004	262165	0050	4/8/04	\$320,000	1200	880	8	2003	3	6300	N	N	6601 36TH AV S
79	004	333300	2028	12/22/03	\$307,500	1200	900	8	2003	3	7698	N	N	3538 S MORGAN ST
79	004	417460	0238	6/27/03	\$310,000	1220	0	8	1949	3	6209	N	N	5015 25TH AV S
79	004	549120	0160	2/15/05	\$325,000	1270	960	8	1968	3	6000	N	N	5508 26TH AV S
79	004	262165	0040	11/16/04	\$369,900	1330	1000	8	2004	3	5250	N	N	6605 36TH AV S
79	004	663440	0010	10/15/04	\$322,000	1350	920	8	1986	3	5200	N	N	2534 S BRANDON CT
79	004	785700	1203	6/27/05	\$396,000	1370	760	8	2004	3	4861	N	N	5908 SHAFFER AV S
79	004	785700	1207	6/6/05	\$393,750	1370	760	8	2004	3	4861	N	N	5912 SHAFFER AV S
79	004	785700	1209	3/1/05	\$378,000	1370	760	8	2004	3	4861	N	N	5918 SHAFFER AV S
79	004	785700	1211	6/14/05	\$413,550	1370	760	8	2004	3	4861	N	N	5922 SHAFFER AV S
79	004	785700	1213	6/24/05	\$413,000	1370	760	8	2004	3	4861	N	N	5928 SHAFFER AV S
79	004	941840	0325	7/30/04	\$395,000	1380	1070	8	2004	3	7616	N	N	6006 32ND AV S
79	004	417460	0264	6/24/04	\$360,000	1430	300	8	1953	3	5481	N	N	5011 27TH AV S
79	004	789060	0025	12/17/04	\$381,870	1450	770	8	2004	3	5029	N	N	5957 30TH AV S
79	004	789060	0070	12/3/04	\$384,750	1460	770	8	2004	3	4621	N	N	5956 30TH AV S
79	004	262165	0030	6/13/05	\$350,000	1480	890	8	2004	3	5180	N	N	6611 36TH AV S
79	004	743900	0010	7/5/05	\$502,500	1560	590	8	1950	3	13260	Y	N	5407 25TH AV S
79	004	785700	0606	9/26/03	\$320,000	1560	460	8	2003	3	6874	N	N	2520 B S ORCAS ST
79	004	439520	0011	7/21/04	\$291,500	1640	0	8	1949	3	7875	N	N	5009 28TH AV S
79	004	212404	9015	8/19/05	\$500,000	1650	1250	8	1979	4	9505	Y	N	2816 S HUDSON ST
79	004	785700	0609	9/17/03	\$332,000	1730	0	8	2003	3	5000	N	N	2520 D S ORCAS ST
79	004	367740	0575	9/10/04	\$345,000	1870	510	8	1947	3	7950	N	N	2403 S FERDINAND ST
79	004	785700	3953	7/8/05	\$431,000	1940	0	8	1997	3	5414	N	N	2539 S GRAHAM ST
79	004	417460	0072	7/25/03	\$395,000	2040	670	8	1997	3	5722	Y	N	2424 S FERDINAND ST
79	004	262165	0070	11/18/03	\$353,000	2120	800	8	2003	3	5250	N	N	6604 36TH AV S
79	004	367740	0398	6/29/05	\$378,000	2150	0	8	1998	3	4600	N	N	5039 24TH AV S
79	004	663440	0130	8/29/05	\$470,000	2170	1110	8	1992	3	5152	Y	N	5412 25TH AV S
79	004	739440	0010	8/23/05	\$415,600	2170	0	8	1996	4	5136	Y	N	5421 30TH AV S
79	004	785700	3611	6/23/05	\$410,000	2180	0	8	1995	3	5000	N	N	2469 S SPENCER ST
79	004	212404	9082	2/25/04	\$302,000	2200	0	8	1989	3	7320	Y	N	4811 29TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	004	785700	0607	7/29/03	\$350,000	2200	0	8	2003	3	5000	N	N	2520 C S ORCAS ST
79	004	087700	0020	11/29/04	\$339,000	2220	0	8	2004	3	4800	N	N	6312 28TH AV S
79	004	785700	3325	1/21/05	\$400,000	2310	0	8	2004	3	4627	N	N	5925 28TH AV S
79	004	785700	3330	2/25/05	\$404,000	2310	0	8	2004	3	4627	N	N	5931 28TH AV S
79	004	785700	0610	3/24/03	\$365,000	2330	0	8	2003	3	5165	N	N	2520 A S ORCAS ST
79	004	743900	0025	10/11/04	\$414,000	2340	500	8	1989	3	5355	Y	N	5425 25TH AV S
79	004	333300	2580	9/30/03	\$305,000	2360	0	8	2003	3	5031	N	N	6525 38TH AV S
79	004	739440	0125	9/17/04	\$491,158	2380	860	8	1992	3	4000	N	N	5418 31ST AV S
79	004	262165	0060	6/9/04	\$398,950	2420	800	8	2004	3	5500	N	N	6600 36TH AV S
79	004	786650	0205	10/13/04	\$429,000	2420	710	8	2004	3	8981	N	N	5529 WINSTON AV S
79	004	222404	9012	4/27/05	\$435,000	2440	0	8	2003	3	7059	N	N	5925 33RD AV S
79	004	785700	0608	6/23/03	\$356,000	2440	0	8	2003	3	5000	N	N	2520 E S ORCAS ST
79	004	417460	0228	5/19/04	\$334,000	1370	1000	9	1953	3	7467	N	N	5035 25TH AV S
79	004	789060	0160	12/5/03	\$318,000	1408	870	9	2000	3	4000	N	N	5949 32ND AV S
79	004	262165	0080	8/23/05	\$485,000	2230	990	9	2005	3	6090	N	N	6608 36TH AV S
79	004	785700	3347	11/21/05	\$440,000	2310	0	10	2004	3	5216	N	N	5907 28TH AV S
79	004	417460	0289	4/1/05	\$650,000	2540	700	10	2004	3	8580	N	N	5239 28TH AV S
79	006	733840	0190	5/13/04	\$160,000	420	0	5	1950	3	2312	N	N	7708 35TH AV S
79	006	060300	1510	3/7/05	\$158,000	640	0	5	1934	3	5930	N	N	9429 CARKEEK DR S
79	006	060300	0360	7/15/03	\$121,500	700	0	5	1942	3	4000	N	N	9223 38TH AV S
79	006	060300	2025	9/12/03	\$179,000	1150	0	5	1910	3	4400	N	N	8815 41ST AV S
79	006	060300	0630	11/17/04	\$174,000	630	0	6	1926	3	4000	N	N	9406 38TH AV S
79	006	789630	0171	6/26/03	\$171,000	630	0	6	1942	3	6034	N	N	9241 37TH AV S
79	006	060300	0330	12/15/03	\$190,000	660	0	6	1948	3	5000	N	N	9243 38TH AV S
79	006	724350	0035	5/7/03	\$215,000	680	110	6	1925	3	6492	N	N	8316 BEACON AV S
79	006	060300	0240	11/11/05	\$270,000	700	0	6	1932	4	5000	N	N	9202 37TH AV S
79	006	060300	0240	4/27/05	\$205,000	700	0	6	1932	4	5000	N	N	9202 37TH AV S
79	006	810190	0315	2/2/05	\$217,000	720	720	6	1955	3	7500	N	N	3709 S PILGRIM ST
79	006	060300	0430	3/20/03	\$195,000	730	0	6	1944	3	4000	N	N	9320 37TH AV S
79	006	060300	0954	3/7/05	\$219,500	760	0	6	1946	3	5000	N	N	8824 38TH AV S
79	006	060300	0820	11/23/05	\$265,000	770	80	6	1928	3	4000	N	N	9231 39TH AV S

**Improved Sales Used in this Annual Update Analysis
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	006	060300	1055	6/1/05	\$235,000	800	100	6	1927	3	4000	N	N	8829 39TH AV S
79	006	810190	0516	6/14/05	\$180,000	800	0	6	1954	3	7772	N	N	3702 S PERRY ST
79	006	060300	0331	12/20/04	\$214,000	810	0	6	1941	3	3500	N	N	9239 38TH AV S
79	006	060300	1700	5/27/04	\$184,000	810	0	6	1915	3	4000	N	N	9412 39TH AV S
79	006	060300	1400	8/22/05	\$192,000	820	0	6	1925	3	4400	N	N	9246 39TH AV S
79	006	789630	0670	9/8/04	\$180,000	820	160	6	1928	3	7200	N	N	9041 36TH AV S
79	006	303120	0180	5/22/03	\$159,000	860	0	6	1928	3	8906	N	N	7342 33RD AV S
79	006	303120	0185	10/17/05	\$205,000	860	0	6	1947	3	11641	N	N	7350 33RD AV S
79	006	724350	0015	12/13/05	\$339,000	860	370	6	1923	3	5472	Y	N	8034 BEACON AV S
79	006	724350	0015	1/28/05	\$282,500	860	370	6	1923	3	5472	Y	N	8034 BEACON AV S
79	006	733840	0193	7/23/03	\$198,000	860	370	6	1949	3	2331	N	N	3503 S PORTLAND ST
79	006	804860	0075	11/4/05	\$243,000	860	0	6	1952	3	4468	N	N	8630 38TH AV S
79	006	804860	0075	6/28/05	\$214,500	860	0	6	1952	3	4468	N	N	8630 38TH AV S
79	006	060300	0486	12/15/05	\$320,000	870	600	6	1951	3	6000	N	N	9325 38TH AV S
79	006	060300	0505	5/19/03	\$184,000	880	0	6	1942	3	8000	N	N	9309 38TH AV S
79	006	272404	9070	4/28/04	\$203,000	900	100	6	1930	3	5206	N	N	3524 S CHICAGO ST
79	006	400600	0363	11/26/04	\$180,000	900	0	6	1922	3	9622	N	N	3944 S ELMGROVE ST
79	006	060300	0765	7/22/05	\$241,100	920	0	6	1941	3	8000	N	N	9228 38TH AV S
79	006	303120	0246	9/29/05	\$252,000	920	0	6	1952	3	4380	N	N	3211 S OTHELLO ST
79	006	733840	0306	7/25/05	\$200,000	920	0	6	1945	3	4350	N	N	7812 BEACON AV S
79	006	789630	0061	12/23/05	\$225,000	920	0	6	1947	3	6034	N	N	9027 37TH AV S
79	006	400600	0214	12/16/05	\$258,000	940	120	6	1938	3	7436	N	N	8445 44TH AV S
79	006	303120	0135	8/18/03	\$200,000	980	0	6	1926	4	10456	N	N	7203 35TH AV S
79	006	060300	1165	4/25/03	\$235,400	1010	140	6	1918	3	4560	Y	N	9020 39TH AV S
79	006	060300	0850	2/27/04	\$220,000	1020	0	6	1921	3	4200	N	N	9207 39TH AV S
79	006	272404	9113	2/6/04	\$175,000	1030	0	6	1947	3	7680	N	N	3532 S KENYON ST
79	006	272404	9178	4/20/04	\$275,000	1030	410	6	1926	3	10640	N	N	3541 S CHICAGO ST
79	006	060300	0675	12/24/05	\$275,000	1040	0	6	1937	3	5352	N	N	9439 39TH AV S
79	006	060300	0810	9/16/03	\$189,000	1060	0	6	1930	3	4000	N	N	9237 39TH AV S
79	006	733840	0191	9/3/04	\$242,000	1060	500	6	1949	3	3010	N	N	3505 S PORTLAND ST
79	006	060300	0435	9/24/03	\$195,000	1080	0	6	1942	3	6000	N	N	9324 37TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	006	272404	9061	4/27/05	\$314,950	1190	450	6	1922	3	10726	N	N	3523 S CHICAGO ST
79	006	400600	0231	7/8/05	\$250,000	1330	0	6	1924	3	11344	N	N	8401 MARTIN LUTHER KING JR WY S
79	006	400600	0274	3/8/05	\$224,000	1330	870	6	1929	3	5400	N	N	8307 RENTON AV S
79	006	060300	0095	11/13/05	\$247,000	1350	0	6	1952	3	3761	N	N	8915 BEACON AV S
79	006	400600	0402	1/23/03	\$240,000	1390	0	6	1926	4	9000	N	N	3922 S THISTLE ST
79	006	400600	0407	3/6/03	\$245,000	1430	0	6	1925	3	8995	N	N	3928 S THISTLE ST
79	006	400600	0233	9/23/03	\$205,000	1490	0	6	1968	3	13800	N	N	8415 44TH AV S
79	006	400600	0547	8/8/05	\$315,000	1880	0	6	1990	3	8800	N	N	8411 39TH AV S
79	006	060300	1526	3/14/05	\$205,000	820	0	7	1952	3	9486	N	N	9414 HARADEN PL S
79	006	060300	1526	8/20/03	\$166,950	820	0	7	1952	3	9486	N	N	9414 HARADEN PL S
79	006	688252	0020	4/29/03	\$218,000	820	820	7	1973	3	6681	N	N	8305 42ND PL S
79	006	400600	0432	1/22/04	\$171,000	830	0	7	1965	3	5775	N	N	3901 S THISTLE ST
79	006	400310	0050	4/5/05	\$202,500	850	0	7	1970	3	5030	N	N	8417 38TH AV S
79	006	789630	0052	9/15/04	\$215,000	850	0	7	1952	3	6250	N	N	9018 36TH AV S
79	006	512900	0007	10/27/04	\$225,000	890	230	7	1952	3	4537	N	N	2889 S MYRTLE ST
79	006	342404	9118	8/30/05	\$295,000	900	280	7	1964	3	8930	N	N	3619 S CLOVERDALE ST
79	006	400600	0508	9/25/05	\$270,000	900	390	7	1954	3	5594	N	N	3802 S CLOVERDALE ST
79	006	060300	0245	6/10/04	\$249,000	960	230	7	1957	3	4000	N	N	9206 37TH AV S
79	006	810190	0230	12/3/03	\$200,000	960	200	7	1952	3	6250	N	N	3952 S PILGRIM ST
79	006	060300	1975	9/24/03	\$240,000	970	970	7	1974	3	6485	Y	N	9015 CARKEEK DR S
79	006	400600	0258	7/13/05	\$235,540	970	0	7	1968	3	6225	N	N	8323 43RD AV S
79	006	400600	0258	10/21/04	\$215,000	970	0	7	1968	3	6225	N	N	8323 43RD AV S
79	006	400600	0258	8/5/03	\$165,000	970	0	7	1968	3	6225	N	N	8323 43RD AV S
79	006	400600	0259	12/20/05	\$245,000	970	0	7	1968	3	5787	N	N	8327 43RD AV S
79	006	400600	0459	7/9/04	\$178,000	970	0	7	1968	3	7523	N	N	3923 S SULLIVAN ST
79	006	724350	0110	8/2/04	\$249,000	990	600	7	1954	3	5650	Y	N	8442 BEACON AV S
79	006	303120	0101	6/14/04	\$230,000	1010	400	7	1965	3	5400	N	N	7222 33RD AV S
79	006	303120	0111	10/8/03	\$252,500	1010	1010	7	1965	3	5400	N	N	7230 33RD AV S
79	006	303120	0305	5/23/03	\$226,700	1010	190	7	1952	3	8906	N	N	7321 33RD AV S
79	006	400600	0425	11/11/04	\$255,000	1010	500	7	1966	3	5447	N	N	3931 S THISTLE ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	006	400600	0435	4/14/05	\$265,000	1010	500	7	1966	3	5447	N	N	3927 S THISTLE ST
79	006	342404	9060	12/24/03	\$250,000	1020	500	7	1957	3	6040	N	N	8024 36TH AV S
79	006	400600	0247	8/10/05	\$217,000	1020	0	7	1965	3	4275	N	N	8327 44TH AV S
79	006	724350	0090	9/16/04	\$245,000	1020	400	7	1963	3	4484	Y	N	8422 BEACON AV S
79	006	733840	1475	4/19/05	\$285,000	1030	1030	7	1958	3	5000	N	N	3308 S HOLDEN ST
79	006	789630	0051	10/20/04	\$217,000	1030	0	7	1951	3	6250	N	N	9012 36TH AV S
79	006	060300	1020	9/29/03	\$222,500	1040	140	7	1929	3	4000	N	N	9015 39TH AV S
79	006	400600	0463	12/18/04	\$260,000	1040	0	7	1953	3	10285	N	N	8621 42ND AV S
79	006	400600	0464	7/15/04	\$226,450	1040	0	7	1953	3	9350	N	N	8617 42ND AV S
79	006	810190	0495	12/30/05	\$310,000	1040	480	7	1997	3	7500	N	N	3732 S PERRY ST
79	006	810190	0495	5/27/03	\$240,000	1040	480	7	1997	3	7500	N	N	3732 S PERRY ST
79	006	060300	1445	8/13/05	\$283,500	1050	0	7	1925	3	4400	N	N	9324 39TH AV S
79	006	400310	0070	1/14/03	\$210,000	1060	550	7	1970	3	6134	N	N	8423 38TH AV S
79	006	733840	1530	5/9/05	\$280,000	1060	1060	7	1980	3	6700	Y	N	7600 BEACON AV S
79	006	060300	0805	2/2/05	\$236,500	1070	0	7	1966	3	4000	N	N	9243 39TH AV S
79	006	060300	1725	10/18/04	\$233,000	1070	0	7	1934	3	5800	N	N	9440 CARKEEK DR S
79	006	060300	1725	6/24/04	\$182,000	1070	0	7	1934	3	5800	N	N	9440 CARKEEK DR S
79	006	400600	0447	5/25/05	\$270,000	1080	390	7	1960	3	5500	N	N	3936 S CLOVERDALE ST
79	006	400600	0474	4/28/03	\$180,000	1080	0	7	1968	3	5154	N	N	3907 S SULLIVAN ST
79	006	688251	0020	9/9/04	\$275,000	1080	1010	7	1979	3	5210	N	N	4209 S ELMGROVE ST
79	006	400600	0468	7/11/05	\$230,000	1090	0	7	1972	3	4700	N	N	3965 S CLOVERDALE ST
79	006	060300	0465	2/27/03	\$249,900	1100	780	7	1956	3	6100	N	N	9345 38TH AV S
79	006	285380	0010	1/10/03	\$245,000	1110	500	7	1968	3	5077	N	N	8501 39TH AV S
79	006	285380	0050	9/2/05	\$315,500	1110	800	7	1970	3	5378	N	N	3813 S SULLIVAN ST
79	006	285380	0050	10/28/04	\$270,000	1110	800	7	1970	3	5378	N	N	3813 S SULLIVAN ST
79	006	285380	0060	10/16/03	\$237,000	1110	500	7	1970	3	4930	N	N	3811 S SULLIVAN ST
79	006	400600	0446	5/20/03	\$232,000	1120	700	7	1959	3	5000	N	N	3948 S CLOVERDALE ST
79	006	400600	0585	10/8/04	\$315,000	1120	810	7	1996	3	5280	N	N	8417 39TH AV S
79	006	060300	1555	8/31/05	\$270,000	1140	0	7	1942	3	9838	N	N	9341 CARKEEK DR S
79	006	342404	9137	8/13/05	\$260,000	1150	0	7	1970	3	5068	N	N	3535 S KENYON ST
79	006	733840	0265	10/4/04	\$235,000	1150	420	7	1959	3	5000	N	N	7806 BEACON AV S

**Improved Sales Used in this Annual Update Analysis
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	006	400600	0448	3/15/05	\$290,000	1160	420	7	1960	3	5500	N	N	3932 S CLOVERDALE ST
79	006	810190	0235	6/15/05	\$325,000	1160	500	7	1993	3	5875	N	N	3948 S PILGRIM ST
79	006	810190	0575	6/19/03	\$202,000	1160	770	7	1997	3	7500	N	N	3765 S PERRY ST
79	006	400600	0393	3/25/04	\$270,000	1164	400	7	1992	3	9174	N	N	3948 S THISTLE ST
79	006	713980	0035	1/18/05	\$272,500	1170	200	7	1958	3	5143	N	N	8354 37TH AV S
79	006	785700	3036	9/26/05	\$360,000	1180	980	7	1958	3	8760	N	N	7133 32ND AV S
79	006	789630	0122	6/25/04	\$275,000	1180	520	7	1987	3	5912	N	N	3604 S BARTON ST
79	006	060300	1090	8/18/03	\$205,500	1200	0	7	1962	3	4058	N	N	8801 39TH AV S
79	006	400600	0452	10/21/04	\$237,000	1200	450	7	1962	3	5500	N	N	3926 S CLOVERDALE ST
79	006	785700	3027	9/18/03	\$325,000	1210	1160	7	1986	3	7066	N	N	7160 BEACON AV S
79	006	785700	3031	7/22/05	\$380,000	1210	1160	7	1986	3	7066	N	N	7166 BEACON AV S
79	006	789630	0190	3/1/05	\$339,000	1210	600	7	1967	3	7813	N	N	9250 36TH AV S
79	006	060300	0325	2/6/04	\$210,000	1230	0	7	1966	3	4000	N	N	9247 38TH AV S
79	006	383960	0031	11/16/04	\$290,000	1230	600	7	1960	3	6048	N	N	8342 36TH AV S
79	006	810190	0030	11/14/03	\$225,000	1230	400	7	1941	3	6000	N	N	9604 40TH AV S
79	006	400600	0218	8/20/04	\$319,000	1230	820	7	2004	3	5128	N	N	8439 44TH AV S
79	006	789630	0161	9/29/03	\$195,000	1240	0	7	1955	3	6250	N	N	9220 36TH AV S
79	006	060300	1520	8/27/03	\$226,750	1250	410	7	1953	3	7966	N	N	9430 HARADEN PL S
79	006	400600	0286	12/23/04	\$305,000	1250	670	7	1994	3	6721	N	N	4244 S ROSE ST
79	006	400600	0479	11/20/03	\$282,682	1250	780	7	1999	3	5675	N	N	3935 S CLOVERDALE ST
79	006	383960	0033	11/29/05	\$365,000	1260	400	7	1960	3	5563	Y	N	3520 S THISTLE ST
79	006	060300	1103	5/5/05	\$256,000	1280	0	7	1962	3	9600	Y	N	8810 39TH AV S
79	006	400600	0162	11/24/03	\$245,000	1280	940	7	1980	3	6213	N	N	8639 44TH AV S
79	006	342404	9110	6/24/03	\$247,500	1290	340	7	1959	3	5814	N	N	7919 37TH AV S
79	006	400600	0427	12/13/05	\$320,000	1300	760	7	1967	3	5840	N	N	3922 S SULLIVAN ST
79	006	884240	0035	10/22/04	\$175,500	1300	0	7	1960	3	8456	N	N	3714 S KENYON ST
79	006	810190	0415	12/15/04	\$283,500	1310	950	7	1968	3	7200	N	N	9670 41ST AV S
79	006	868550	0226	10/14/03	\$281,500	1320	500	7	1959	3	5600	N	N	3522 S PORTLAND ST
79	006	810190	0405	10/23/03	\$242,327	1340	1000	7	1969	3	7200	N	N	9658 41ST AV S
79	006	868550	0260	7/15/05	\$307,000	1340	400	7	1960	3	5880	N	N	3533 S PORTLAND ST
79	006	060300	0890	4/1/05	\$239,000	1350	0	7	1950	3	6000	N	N	9024 38TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	006	868550	0215	7/13/05	\$299,100	1350	0	7	1958	3	5600	N	N	3539 S HOLDEN ST
79	006	060300	1085	6/10/05	\$280,000	1390	720	7	1991	3	4000	N	N	8807 39TH AV S
79	006	400600	0441	11/24/03	\$216,500	1390	400	7	1978	3	5800	N	N	3908 S CLOVERDALE ST
79	006	724350	0020	7/1/04	\$265,000	1390	500	7	1951	3	5433	Y	N	8040 BEACON AV S
79	006	733840	0095	10/21/05	\$284,000	1390	600	7	1918	3	5000	N	N	7706 35TH AV S
79	006	810190	0295	5/27/05	\$310,000	1390	720	7	1991	3	7425	N	N	3712 S PILGRIM ST
79	006	400600	0563	10/28/05	\$460,000	1394	894	7	2003	3	5115	N	N	8315 39TH AV S
79	006	868550	0265	2/25/03	\$256,000	1420	0	7	1958	3	5880	N	N	3539 S PORTLAND ST
79	006	383960	0052	10/27/04	\$303,600	1430	600	7	1977	3	7706	N	N	8454 36TH AV S
79	006	400600	0470	10/11/04	\$237,000	1440	0	7	1957	3	8976	N	N	8613 42ND AV S
79	006	733840	0420	5/29/03	\$249,950	1440	1000	7	1971	3	3749	N	N	3501 S MONROE ST
79	006	060300	0535	1/28/03	\$197,000	1450	0	7	1958	3	5000	N	N	9410 37TH AV S
79	006	272404	9131	4/19/04	\$304,000	1460	1460	7	1957	4	7432	N	N	3524 S WEBSTER ST
79	006	789630	0102	4/7/05	\$310,200	1460	700	7	1966	3	4827	N	N	9053 37TH AV S
79	006	060300	0685	8/11/05	\$320,008	1460	0	7	2000	3	4000	N	N	9431 39TH AV S
79	006	383960	0058	5/14/03	\$230,000	1500	0	7	1961	3	6547	N	N	8425 37TH AV S
79	006	733840	0255	8/3/05	\$310,000	1500	0	7	1953	4	5000	N	N	3515 S CHICAGO ST
79	006	810190	0375	2/6/03	\$260,000	1500	960	7	1963	3	7500	N	N	3945 S PILGRIM ST
79	006	810190	0175	4/26/05	\$295,000	1520	0	7	1952	3	6250	N	N	3929 S BURNS ST
79	006	400600	0625	11/29/05	\$265,000	1530	0	7	1999	3	7300	N	N	4245 S THISTLE ST
79	006	400600	0625	8/26/04	\$243,800	1530	0	7	1999	3	7300	N	N	4245 S THISTLE ST
79	006	000740	0107	12/28/05	\$355,000	1560	600	7	1941	3	9037	Y	N	8332 BEACON AV S
79	006	383960	0070	4/26/05	\$297,500	1560	0	7	1961	3	7700	N	N	8455 37TH AV S
79	006	810190	0040	4/8/04	\$268,000	1560	170	7	1948	3	5900	N	N	9605 40TH AV S
79	006	060300	1095	12/8/03	\$268,000	1620	780	7	1993	3	4800	N	N	8806 39TH AV S
79	006	400600	0486	6/5/03	\$318,000	1730	660	7	2003	3	7794	N	N	3925 E S CLOVERDALE ST
79	006	400600	0488	6/26/03	\$310,000	1730	660	7	2003	3	7129	N	N	3925 F CLOVERCREST ST
79	006	400600	0490	6/13/03	\$310,000	1730	660	7	2003	3	5777	N	N	3925 G S CLOVERDALE ST
79	006	400600	0466	10/24/03	\$298,000	1732	660	7	2003	3	6906	N	N	3925 D S CLOVERDALE ST
79	006	789730	0020	4/13/05	\$411,950	1880	880	7	2004	3	14184	N	N	9053 36TH AV S
79	006	400600	0418	4/29/04	\$304,500	1940	0	7	1999	3	5794	N	N	3937 S THISTLE ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	006	884240	0010	1/13/04	\$245,000	1977	0	7	1956	3	5467	N	N	7718 37TH AV S
79	006	060300	0790	5/9/05	\$380,000	2030	900	7	1999	3	5000	N	N	3802 S BENEFIT ST
79	006	383960	0018	2/21/03	\$234,000	2030	0	7	1961	3	5960	N	N	8317 37TH AV S
79	006	400600	0406	2/14/05	\$399,950	2360	0	7	2004	3	5031	N	N	8340 39TH AV S
79	006	400600	0412	1/21/05	\$407,655	2360	0	7	2004	3	5031	N	N	3902 S THISTLE ST
79	006	400600	0414	3/23/05	\$396,000	2360	0	7	2004	3	5031	N	N	8336 39TH AV S
79	006	400600	0416	3/30/05	\$399,000	2360	0	7	2004	3	5031	N	N	8332 39TH AV S
79	006	060300	1010	10/5/04	\$388,000	2360	0	7	2004	3	4000	N	N	9019 30TH AV S
79	006	060300	0650	10/25/04	\$310,000	2440	0	7	1999	3	4000	N	N	9422 38TH AV S
79	006	400600	0492	6/12/03	\$322,000	2590	360	7	2003	3	11387	N	N	3925 A S CLOVERDALE ST
79	006	400600	0494	11/15/04	\$350,000	2590	360	7	2003	3	6110	N	N	3925 B S CLOVERDALE ST
79	006	400600	0494	6/19/03	\$320,000	2590	360	7	2003	3	6110	N	N	3925 B S CLOVERDALE ST
79	006	400600	0496	7/8/03	\$318,000	2590	360	7	2003	3	6161	N	N	3925 C S CLOVERDALE ST
79	006	060300	2027	2/3/05	\$368,050	1090	670	8	2005	3	4400	N	N	8811 41ST AV S
79	006	272404	9205	6/17/03	\$288,000	1120	600	8	1999	3	5883	N	N	35TH AV S
79	006	272404	9215	5/12/05	\$399,950	1310	1000	8	2005	3	6606	N	N	3518 S WEBSTER ST
79	006	810190	0518	7/28/03	\$265,000	1340	800	8	1998	3	7500	N	N	3707 S PERRY ST
79	006	060300	0525	3/4/03	\$307,000	1360	930	8	2003	3	4506	N	N	9400 37TH AV S
79	006	303120	0200	7/26/04	\$365,000	1370	930	8	2004	3	5624	N	N	7353 35TH AV S
79	006	272404	9212	3/15/05	\$409,000	1410	950	8	2005	3	5320	N	N	3526 S WEBSTER ST
79	006	272404	9213	4/8/05	\$409,950	1410	950	8	2005	3	5000	N	N	3522 S WEBSTER ST
79	006	272404	9214	3/30/05	\$409,950	1410	950	8	2005	3	5643	N	N	3520 S WEBSTER ST
79	006	713980	0127	8/10/05	\$443,950	1430	980	8	2005	3	7742	N	N	8349 39TH AV S
79	006	060300	0901	3/11/05	\$340,000	1590	430	8	1953	3	10700	N	N	9025 BEACON AV S
79	006	810190	0155	8/17/05	\$349,950	1620	0	8	1931	3	6250	N	N	3909 S BURNS ST
79	006	400600	0383	5/2/05	\$375,000	1700	700	8	2004	3	9834	Y	N	7966 39TH AV S
79	006	400600	0388	12/1/03	\$367,000	1770	650	8	2003	3	7351	Y	N	7970 39TH AV S
79	006	789730	0007	4/15/05	\$321,000	2200	0	8	1999	3	7592	N	N	9205 36TH AV S
79	006	060300	0530	6/18/03	\$313,000	2320	0	8	2003	3	4507	N	N	9406 37TH AV S
79	007	055500	0294	4/1/05	\$168,000	400	0	5	1950	3	4750	N	N	2205 S EDDY ST
79	007	282210	0030	7/8/03	\$150,000	720	0	5	1946	3	4850	N	N	6045 24TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	007	524880	0545	8/26/04	\$194,750	740	0	5	1932	3	4000	N	N	5573 22ND AV S
79	007	524880	0545	1/24/03	\$135,000	740	0	5	1932	3	4000	N	N	5573 22ND AV S
79	007	055500	0064	8/18/05	\$266,000	600	0	6	1920	4	9075	N	N	2306 S EDDY ST
79	007	524880	0490	11/1/05	\$248,000	620	0	6	1925	3	4000	N	N	5538 21ST AV S
79	007	060000	0550	11/23/04	\$365,000	630	320	6	1930	3	17612	N	N	1731 S ANGELINE ST
79	007	785700	3710	9/14/04	\$160,000	640	0	6	1948	3	7920	N	N	6008 24TH AV S
79	007	212404	9146	12/21/05	\$298,500	650	0	6	1923	3	5407	N	N	5427 BEACON AV S
79	007	167340	0090	5/27/04	\$186,000	660	540	6	1930	3	5200	N	N	8438 34TH AV S
79	007	944830	0031	10/26/04	\$256,350	660	660	6	1919	3	8450	N	N	1516 S DAWSON ST
79	007	524880	0590	8/19/03	\$190,000	670	640	6	1940	4	4000	N	N	5537 22ND AV S
79	007	754980	1760	9/27/05	\$212,000	670	0	6	1918	3	8960	N	N	5507 17TH AV S
79	007	088600	0135	12/22/03	\$157,000	680	0	6	1943	3	6944	N	N	2963 S WEBSTER ST
79	007	088600	0090	6/7/04	\$210,000	700	0	6	1943	3	7457	N	N	7520 MILITARY RD S
79	007	754980	1510	9/5/03	\$249,000	710	500	6	1918	3	6720	N	N	5519 18TH AV S
79	007	175370	0565	3/8/04	\$208,000	720	150	6	1940	3	5000	N	N	2440 S WARSAW ST
79	007	524880	0290	5/11/04	\$250,000	720	670	6	1942	3	4000	N	N	5532 20TH AV S
79	007	733840	1231	10/18/05	\$210,000	720	0	6	1954	3	5000	N	N	7712 32ND AV S
79	007	373280	0287	4/15/04	\$249,950	740	300	6	1906	4	7263	N	N	4969 17TH AV S
79	007	373280	0316	9/23/03	\$202,000	750	0	6	1949	3	4005	N	N	4974 15TH AV S
79	007	754980	0140	6/30/03	\$191,000	760	0	6	1918	3	3060	N	N	1612 S BENNETT ST
79	007	754980	0140	2/18/03	\$150,000	760	0	6	1918	3	3060	N	N	1612 S BENNETT ST
79	007	367790	0085	11/2/04	\$225,000	770	0	6	1944	3	6075	N	N	2012 S COLUMBIAN WY
79	007	524880	0120	5/29/03	\$229,000	770	0	6	1924	3	6000	N	N	5401 21ST AV S
79	007	524880	0525	3/22/05	\$289,000	770	600	6	1955	3	4000	N	N	5562 21ST AV S
79	007	000740	0055	8/19/03	\$165,000	780	0	6	1921	3	8820	N	N	8339 BEACON AV S
79	007	373280	0256	9/16/05	\$330,000	780	100	6	1938	3	8225	N	N	1527 S SHELTON ST
79	007	524880	0345	4/1/03	\$145,000	780	0	6	1942	3	4000	N	N	5574 20TH AV S
79	007	524880	0760	7/30/03	\$210,000	780	180	6	1950	3	4000	N	N	5555 23RD AV S
79	007	754980	1670	2/26/04	\$208,000	780	0	6	1942	3	4480	N	N	5567 17TH AV S
79	007	754980	1700	9/18/03	\$175,000	780	0	6	1942	3	5600	N	N	5545 17TH AV S
79	007	754980	1990	4/27/04	\$209,500	780	0	6	1949	3	4860	N	N	5551 16TH AV S

**Improved Sales Used in this Annual Update Analysis
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	007	789630	0011	3/28/05	\$227,000	780	0	6	1947	3	5400	N	N	8681 BEACON AV S
79	007	524880	0650	2/23/05	\$227,000	790	0	6	1923	3	4000	N	N	5510 22ND AV S
79	007	754980	1450	5/27/05	\$239,600	790	0	6	1911	4	6720	N	N	5553 18TH AV S
79	007	524880	0360	4/11/05	\$183,000	800	0	6	1942	3	4000	N	N	5565 21ST AV S
79	007	212404	9073	9/22/03	\$224,000	820	0	6	1944	3	8960	N	N	5500 23RD AV S
79	007	944830	0015	6/27/05	\$330,000	820	620	6	1905	4	7198	N	N	1348 S DAWSON ST
79	007	944830	0018	4/14/03	\$223,800	820	820	6	1928	3	7198	N	N	1344 S DAWSON ST
79	007	175370	0150	6/17/04	\$190,000	830	400	6	1930	3	4200	N	N	2415 S WARSAW ST
79	007	524880	0570	4/1/03	\$220,000	830	0	6	1952	3	6000	N	N	5555 22ND AV S
79	007	055500	0135	7/2/03	\$175,000	840	0	6	1900	3	16883	N	N	2111 S GRAHAM ST
79	007	088600	0110	9/10/04	\$218,000	860	290	6	1943	3	7103	N	N	2931 S WEBSTER ST
79	007	212404	9139	5/27/03	\$223,500	860	180	6	1945	3	3914	Y	N	5817 20TH AV S
79	007	282210	0160	2/21/03	\$174,000	860	0	6	1957	3	6305	N	N	6202 GOULD AV S
79	007	373280	0510	3/6/03	\$220,000	860	0	6	1954	3	8500	N	N	1730 S PEARL ST
79	007	754980	1310	3/28/05	\$229,950	860	0	6	1921	3	5600	N	N	5508 17TH AV S
79	007	000180	0086	8/22/05	\$282,500	880	0	6	1936	3	5830	N	N	1717 S SNOQUALMIE ST
79	007	944830	0026	9/10/04	\$265,000	880	0	6	1938	3	4200	N	N	5122 15TH AV S
79	007	754980	1435	9/28/04	\$150,000	900	0	6	1947	3	5040	N	N	5563 18TH AV S
79	007	212404	9113	7/18/05	\$365,000	910	0	6	1928	3	7400	N	N	2359 1/2 S RAYMOND ST
79	007	754980	0425	9/16/05	\$275,000	940	0	6	1917	4	6000	N	N	5315 15TH AV S
79	007	171490	0445	3/8/04	\$245,000	950	600	6	1918	3	6960	N	N	5918 19TH AV S
79	007	282210	0085	2/17/05	\$218,000	960	0	6	1942	3	4850	N	N	6015 24TH AV S
79	007	733840	1140	8/1/05	\$298,000	960	110	6	1939	3	4500	N	N	3221 S PORTLAND ST
79	007	733840	1340	1/15/04	\$213,000	960	0	6	1971	3	5850	N	N	3225 S HOLDEN ST
79	007	785700	3755	7/25/05	\$312,000	990	140	6	1925	3	4401	N	N	6017 BEACON AV S
79	007	785700	3755	8/25/03	\$240,950	990	140	6	1925	3	4401	N	N	6017 BEACON AV S
79	007	171490	0047	3/29/04	\$229,000	1000	0	6	1947	3	5445	N	N	5831 17TH AV S
79	007	055500	0075	10/14/04	\$269,000	1020	0	6	1919	4	5012	N	N	2210 S EDDY ST
79	007	373280	0355	5/16/03	\$184,000	1020	0	6	1949	3	5494	N	N	1518 S SHELTON ST
79	007	524880	0765	6/7/04	\$225,000	1050	0	6	1950	3	4000	N	N	5549 23RD AV S
79	007	212404	9154	4/4/05	\$280,000	1060	0	6	1908	3	6726	N	N	5903 24TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	007	733840	1880	12/28/04	\$230,000	1060	0	6	1940	3	7500	N	N	3043 S HOLDEN ST
79	007	373280	0380	4/28/04	\$298,000	1070	0	6	1938	4	5592	N	N	1560 S SHELTON ST
79	007	373280	0380	7/10/03	\$285,000	1070	0	6	1938	4	5592	N	N	1560 S SHELTON ST
79	007	305860	0066	6/10/03	\$143,000	1110	0	6	1900	3	5085	N	N	6423 23RD AV S
79	007	944830	0116	5/18/05	\$211,000	1130	120	6	1908	3	4500	N	N	1563 S DAWSON ST
79	007	055500	0122	9/17/04	\$265,000	1160	0	6	1906	3	12087	N	N	2070 S EDDY ST
79	007	524880	0780	10/31/05	\$289,950	1170	0	6	1925	3	5000	N	N	5533 23RD AV S
79	007	754980	0200	5/20/03	\$245,000	1170	400	6	1918	4	6121	N	N	1402 S BENNETT ST
79	007	524880	0445	8/12/04	\$243,000	1180	0	6	1942	3	4600	N	N	5501 21ST AV S
79	007	373280	0525	1/7/03	\$202,850	1190	220	6	1926	3	5015	N	N	4980 17TH AV S
79	007	754980	0169	12/8/04	\$238,000	1190	0	6	1930	3	2600	N	N	5221 17TH AV S
79	007	324160	0145	6/17/05	\$298,000	1270	600	6	1959	3	6000	N	N	8812 36TH AV S
79	007	305860	0005	2/25/03	\$142,000	1290	0	6	1942	3	5600	N	N	6435 23RD AV S
79	007	305860	0005	1/25/05	\$228,000	1290	0	6	1942	3	5600	N	N	6435 23RD AV S
79	007	305860	0005	12/29/03	\$199,950	1290	0	6	1942	3	5600	N	N	6435 23RD AV S
79	007	733840	1800	11/30/04	\$265,000	1290	0	6	1930	3	7500	N	N	3056 S HOLDEN ST
79	007	171490	0190	8/10/05	\$329,500	1310	290	6	1909	3	6720	N	N	5817 18TH AV S
79	007	373280	0505	11/29/04	\$332,000	1370	620	6	1941	3	10710	N	N	1736 S PEARL ST
79	007	754980	0340	10/4/05	\$340,000	1390	0	6	1910	4	6000	N	N	5316 14TH AV S
79	007	944830	0140	5/14/03	\$254,500	1460	950	6	1990	4	7250	N	N	1509 S DAWSON ST
79	007	373280	0196	4/24/03	\$239,950	1500	300	6	1909	3	7216	N	N	1515 S PEARL ST
79	007	282210	0150	2/3/04	\$187,950	1840	0	6	1952	3	5820	N	N	6208 GOULD AV S
79	007	770760	0050	12/2/04	\$269,888	1950	1180	6	1911	3	5326	N	N	6315 BEACON AV S
79	007	733840	1910	9/25/03	\$215,000	615	835	7	1997	3	2500	N	N	3031 C S HOLDEN ST
79	007	733840	1905	11/17/05	\$290,500	615	835	7	1997	3	2500	N	N	3031 D S HOLDEN ST
79	007	733840	1915	4/8/04	\$223,000	615	835	7	1997	3	2500	N	N	3031 B S HOLDEN ST
79	007	524880	0040	9/13/05	\$293,500	740	0	7	1954	3	5000	N	N	5401 23RD AV S
79	007	088600	0100	2/16/05	\$245,000	750	750	7	1943	3	7967	N	N	2921 S WEBSTER ST
79	007	170840	0285	10/14/05	\$271,000	750	0	7	1943	3	6650	N	N	4852 COLUMBIA DR S
79	007	754980	1950	9/26/03	\$190,000	750	400	7	1952	3	4428	N	N	5571 16TH AV S
79	007	033900	0015	10/6/03	\$230,000	760	300	7	1947	3	6201	N	N	2610 S AVON CREST PL

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	007	324160	0026	6/1/04	\$179,950	770	0	7	1959	3	5000	N	N	8827 36TH AV S
79	007	282210	0175	7/15/03	\$205,000	790	500	7	1978	3	4850	N	N	6122 GOULD AV S
79	007	170840	0495	7/20/05	\$256,950	800	0	7	1941	3	5712	N	N	2154 S PEARL ST
79	007	170840	0690	2/12/04	\$189,000	800	0	7	1941	3	5225	N	N	2131 S PEARL ST
79	007	524880	0064	1/25/05	\$262,500	800	0	7	1948	3	4500	N	N	5420 21ST AV S
79	007	770760	0045	12/15/05	\$450,000	800	350	7	1939	3	10700	N	N	6319 BEACON AV S
79	007	170840	0700	2/15/05	\$262,500	810	230	7	1941	3	5130	N	N	2143 S PEARL ST
79	007	524880	0275	9/2/05	\$330,000	810	810	7	1930	4	8000	N	N	5522 20TH AV S
79	007	733840	0580	5/20/05	\$255,000	820	590	7	2005	3	2500	N	N	3206 S MONROE ST
79	007	733840	1635	5/8/03	\$232,000	840	410	7	1972	3	5000	N	N	3039 S AUSTIN ST
79	007	754980	1776	4/23/03	\$209,000	840	840	7	1918	3	3360	N	N	1615 S LUCILE ST
79	007	754980	0075	10/26/05	\$305,000	860	0	7	1928	4	4590	N	N	1508 S BENNETT ST
79	007	170840	0060	7/14/05	\$200,000	890	0	7	1941	3	5335	N	N	4853 20TH AV S
79	007	170840	0140	6/23/03	\$226,155	890	0	7	1941	3	6552	N	N	4831 COLUMBIA DR S
79	007	170840	0170	2/4/05	\$245,000	890	0	7	1941	3	6489	N	N	4861 COLUMBIA DR S
79	007	170840	0760	9/9/05	\$278,000	890	290	7	1941	3	6195	N	N	5213 COLUMBIA DR S
79	007	170840	0405	11/19/03	\$236,000	900	0	7	1941	3	6828	N	N	5107 20TH AV S
79	007	170840	0450	7/22/05	\$239,500	900	0	7	1941	3	5225	N	N	2108 S PEARL ST
79	007	170840	0560	3/11/05	\$272,000	900	700	7	1941	3	6000	N	N	5403 COLUMBIA DR S
79	007	170840	0745	3/10/03	\$189,000	900	0	7	1941	3	5046	N	N	5202 COLUMBIA DR S
79	007	170840	0940	3/15/05	\$262,000	900	0	7	1941	3	5225	N	N	2112 S BRANDON ST
79	007	373280	0440	6/10/04	\$319,500	900	420	7	1949	3	5525	N	N	4964 17TH AV S
79	007	171490	0800	11/17/03	\$208,500	940	0	7	1909	3	6960	Y	N	6008 19TH AV S
79	007	524880	0695	5/16/05	\$265,000	950	0	7	1971	3	4000	N	N	5546 22ND AV S
79	007	212404	9163	10/25/03	\$226,500	960	0	7	1989	3	15150	N	N	1924 S GRAHAM ST
79	007	060000	0291	6/23/04	\$230,000	980	800	7	1947	3	7660	N	N	1536 S FERDINAND ST
79	007	175370	0160	1/3/05	\$285,000	980	0	7	1954	3	5775	N	N	2409 S WARSAW ST
79	007	373280	0365	3/5/04	\$351,000	980	400	7	1938	3	11122	N	N	1536 S SHELTON ST
79	007	000520	0069	10/21/03	\$266,000	1000	740	7	1954	3	4978	N	N	6784 MARS AV S
79	007	324160	0020	9/13/05	\$253,000	1000	0	7	1952	3	7800	N	N	8819 36TH AV S
79	007	170840	0575	9/1/05	\$278,000	1010	0	7	1941	3	5910	N	N	2129 S BRANDON ST

**Improved Sales Used in this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	007	170840	0735	3/9/05	\$249,950	1010	0	7	1941	3	5225	N	N	5214 COLUMBIA DR S
79	007	754980	0735	10/20/04	\$285,000	1010	300	7	1943	3	6720	N	N	5311 17TH AV S
79	007	754980	1957	8/21/03	\$205,000	1010	0	7	1968	3	4320	N	N	5561 16TH AV S
79	007	000180	0136	7/13/04	\$197,500	1020	0	7	1952	3	4620	N	N	1735 S COLUMBIAN WY
79	007	088600	0164	9/29/05	\$279,000	1020	780	7	1902	3	5376	N	N	7502 MILITARY RD S
79	007	524880	0205	8/14/03	\$260,000	1020	1020	7	1997	3	6204	Y	N	5543 20TH AV S
79	007	212404	9189	11/14/05	\$417,000	1030	230	7	1951	3	11700	N	N	5925 24TH AV S
79	007	060000	0558	12/2/04	\$335,000	1040	700	7	1950	3	10244	N	N	1737 S ANGELINE ST
79	007	733840	1630	12/19/05	\$260,000	1040	0	7	1941	3	7500	N	N	3045 S AUSTIN ST
79	007	000180	0080	12/31/03	\$230,000	1070	300	7	1940	3	5662	N	N	1711 S SNOQUALMIE ST
79	007	733840	2150	10/1/03	\$249,950	1070	1030	7	1977	3	6400	N	N	3029 S PORTLAND ST
79	007	373280	0515	6/16/03	\$295,000	1080	490	7	1970	3	9377	N	N	1718 S PEARL ST
79	007	524880	0265	7/30/03	\$201,000	1090	0	7	1970	3	4000	N	N	5514 20TH AV S
79	007	170840	0805	9/16/05	\$290,000	1100	0	7	1941	3	5335	N	N	5218 21ST AV S
79	007	186740	0010	12/21/05	\$340,600	1100	400	7	1947	3	5850	N	N	2316 S VERN CT
79	007	061340	0140	10/20/03	\$240,000	1110	730	7	1977	3	5158	N	N	6809 VISTA AV S
79	007	212404	9128	12/13/05	\$335,000	1120	200	7	1936	3	6150	N	N	5413 BEACON AV S
79	007	785700	3450	6/9/05	\$322,000	1120	510	7	1952	3	6175	N	N	6011 BEACON AV S
79	007	033900	0045	11/28/05	\$383,000	1140	880	7	1958	3	6924	N	N	2623 S AVON CREST PL
79	007	524880	0325	5/17/05	\$295,000	1140	0	7	1918	3	6000	N	N	5556 20TH AV S
79	007	785700	4040	10/7/05	\$425,000	1150	1160	7	1950	3	8580	N	N	6409 BEACON AV S
79	007	061340	0150	8/25/04	\$305,000	1160	520	7	1977	3	5008	N	N	6813 VISTA AV S
79	007	785700	3146	10/21/05	\$350,500	1160	1090	7	1983	3	5234	N	N	7247 BEACON AV S
79	007	896190	0010	5/9/05	\$190,000	1170	0	7	1987	3	5100	N	N	5901 21ST AV S
79	007	175370	0190	9/2/03	\$285,000	1180	800	7	1980	3	7301	Y	N	6610 SWIFT AV S
79	007	186740	0105	2/3/03	\$245,000	1180	600	7	1947	3	8400	N	N	2314 S DEAN CT
79	007	373280	0395	6/18/04	\$252,000	1180	230	7	1942	3	6200	N	N	1702 S SHELTON ST
79	007	733840	2920	3/29/05	\$315,000	1180	510	7	1963	3	7000	Y	N	2857 S HOLDEN ST
79	007	754980	1892	5/7/04	\$259,950	1180	580	7	2004	3	1348	N	N	5540 A 15TH AV S
79	007	754980	1894	5/12/04	\$262,500	1180	580	7	2004	3	1886	N	N	5540 B 15TH AV S
79	007	000520	0114	11/13/03	\$274,000	1190	550	7	1978	3	5778	N	N	6748 MARS AV S

**Improved Sales Used in this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	007	373280	0430	12/27/05	\$360,000	1190	0	7	1944	3	9120	N	N	1746 S SHELTON ST
79	007	373280	0430	5/5/05	\$325,000	1190	0	7	1944	3	9120	N	N	1746 S SHELTON ST
79	007	373280	0430	9/30/04	\$275,000	1190	0	7	1944	3	9120	N	N	1746 S SHELTON ST
79	007	524880	0450	10/6/03	\$239,000	1190	0	7	1934	3	4600	N	N	5500 21ST AV S
79	007	754980	2005	8/23/04	\$206,000	1200	0	7	1912	3	6480	N	N	5541 16TH AV S
79	007	785700	3715	8/4/03	\$280,000	1200	600	7	1951	3	9821	N	N	6029 BEACON AV S
79	007	088600	0145	9/19/03	\$178,000	1210	0	7	1943	3	6919	N	N	2975 S WEBSTER ST
79	007	524880	0200	3/29/04	\$330,000	1210	560	7	1984	3	5280	Y	N	5539 20TH AV S
79	007	373280	0285	3/25/04	\$323,950	1220	220	7	1948	3	7263	N	N	1554 S PEARL ST
79	007	373280	0537	8/2/05	\$367,000	1220	720	7	1955	3	5800	N	N	5100 17TH AV S
79	007	733840	0881	8/16/04	\$211,500	1230	0	7	1961	3	5014	N	N	7809 BEACON AV S
79	007	524880	0180	5/18/05	\$260,000	1240	0	7	1994	3	5322	N	N	5521 20TH AV S
79	007	170840	0465	2/23/04	\$228,000	1250	0	7	1941	3	5225	N	N	2124 S PEARL ST
79	007	179570	0090	12/8/05	\$339,950	1250	780	7	1968	3	5000	N	N	7066 COVELLO DR S
79	007	524880	0225	5/3/05	\$376,250	1250	600	7	1952	3	10480	N	N	5559 20TH AV S
79	007	000180	0011	9/8/04	\$210,000	1260	0	7	1921	3	9260	N	N	1509 S SNOQUALMIE ST
79	007	524880	0005	6/13/05	\$269,900	1260	0	7	1949	3	6000	N	N	5410 22ND AV S
79	007	170840	0375	6/24/04	\$223,100	1270	0	7	1941	3	6156	N	N	5010 SEELYE CT S
79	007	170840	0825	10/8/04	\$257,000	1280	0	7	1941	3	6660	N	N	5111 COLUMBIA DR S
79	007	186740	0050	4/27/04	\$258,500	1280	0	7	1947	3	6270	N	N	5544 23RD AV S
79	007	373280	0512	6/17/04	\$269,950	1280	480	7	1969	3	8060	N	N	1724 S PEARL ST
79	007	175370	0497	10/17/05	\$365,000	1290	800	7	1963	3	11330	N	N	2334 S WARSAW ST
79	007	055500	0038	8/10/04	\$284,950	1300	600	7	1981	3	7739	N	N	2331 S GRAHAM ST
79	007	785700	3277	10/22/03	\$240,000	1310	0	7	1957	3	5700	N	N	7329 BEACON AV S
79	007	170840	0100	10/23/03	\$225,000	1320	0	7	1941	3	5225	N	N	2019 S FERDINAND ST
79	007	754980	0756	10/22/03	\$277,500	1320	740	7	1989	3	5269	N	N	5338 17TH AV S
79	007	282404	9025	8/24/04	\$328,000	1330	500	7	1939	3	14454	N	N	2601 S MYRTLE ST
79	007	286110	0056	5/18/04	\$210,000	1330	0	7	1955	3	5100	N	N	6108 23RD AV S
79	007	524880	0480	4/25/05	\$340,000	1340	970	7	1980	3	4000	N	N	5526 21ST AV S
79	007	754980	1155	7/30/04	\$285,000	1340	400	7	2004	3	7280	N	N	5560 18TH AV S
79	007	179570	0070	5/28/04	\$345,000	1350	700	7	1968	3	6990	N	N	7035 COVELLO DR S

**Improved Sales Used in this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	007	000740	0037	9/22/04	\$419,999	1370	1370	7	1962	3	20865	N	N	8623 BEACON AV S
79	007	724350	0265	12/16/04	\$295,000	1370	200	7	1988	3	5166	N	N	3310 S ROSE ST
79	007	754980	0747	2/14/03	\$321,400	1370	1030	7	1989	3	5040	N	N	5335 18TH AV S
79	007	733840	0530	1/31/05	\$247,400	1400	0	7	1995	3	2500	Y	N	3207 S MONROE ST
79	007	733840	2460	6/27/03	\$300,000	1420	1000	7	2001	3	6200	N	N	2855 S CHICAGO ST
79	007	944830	0065	3/29/04	\$332,000	1426	1066	7	1952	3	8881	N	N	1724 S DAWSON ST
79	007	733840	1870	1/11/05	\$268,000	1440	0	7	2000	3	2500	N	N	3049 S HOLDEN ST
79	007	733840	2200	4/22/03	\$225,000	1440	0	7	2003	3	2500	N	N	3001 S PORTLAND ST
79	007	733840	2190	4/10/03	\$226,950	1440	0	7	2003	3	2500	N	N	3003 S PORTLAND ST
79	007	373280	0276	4/4/03	\$267,000	1450	380	7	1956	3	5395	N	N	4963 17TH AV S
79	007	733840	1150	3/20/04	\$240,000	1460	0	7	1924	3	5000	N	N	3215 S PORTLAND ST
79	007	055500	0307	6/22/04	\$365,620	1460	1020	7	2004	3	5220	Y	N	2311 S EDDY ST
79	007	733840	0590	12/6/04	\$245,000	1480	0	7	2004	3	2500	N	N	3200 S MONROE ST
79	007	754980	0754	12/4/04	\$310,000	1490	410	7	1989	3	5040	N	N	5307 18TH AV S
79	007	212404	9111	6/23/05	\$358,000	1510	1150	7	1992	3	5766	N	N	6034 22ND AV S
79	007	944830	0070	12/4/03	\$335,000	1510	0	7	1986	3	8450	N	N	1730 S DAWSON ST
79	007	754980	0610	8/5/04	\$258,000	1530	990	7	1918	4	5076	N	N	5304 16TH AV S
79	007	733840	1185	12/30/05	\$309,000	1550	0	7	2003	3	2500	N	N	7752 32ND AV S
79	007	060000	0160	11/8/04	\$200,000	1590	0	7	1954	3	5500	N	N	4908 17TH AV S
79	007	754980	1715	11/1/05	\$350,000	1590	0	7	1998	3	3360	N	N	5543 17TH AV S
79	007	170840	0780	8/5/04	\$300,000	1592	0	7	1941	4	7544	N	N	2120 S BENNETT ST
79	007	170840	0130	6/27/03	\$246,000	1630	0	7	1941	3	5700	N	N	2053 S FERDINAND ST
79	007	186740	0055	3/2/05	\$285,000	1630	0	7	1947	3	6270	N	N	5550 23RD AV S
79	007	060000	0531	12/23/05	\$300,000	1660	670	7	1953	3	8400	N	N	1703 S ANGELINE ST
79	007	000520	0115	9/8/04	\$335,950	1690	840	7	1987	3	5058	Y	N	6747 MARS AV S
79	007	754980	0370	2/18/05	\$267,000	1730	0	7	1954	3	5193	N	N	1404 S LUCILE ST
79	007	754980	0370	2/20/04	\$209,000	1730	0	7	1954	3	5193	N	N	1404 S LUCILE ST
79	007	733840	0585	5/20/03	\$238,000	1840	0	7	2003	3	2500	N	N	3202 S MONROE ST
79	007	733840	0520	1/6/03	\$244,000	1840	0	7	2003	3	2500	N	N	3201 S MONROE ST
79	007	170840	0680	12/7/05	\$357,000	1890	0	7	1941	4	5060	N	N	2119 S PEARL ST
79	007	170840	0680	6/21/05	\$340,000	1890	0	7	1941	4	5060	N	N	2119 S PEARL ST

**Improved Sales Used in this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	007	000520	0070	9/26/03	\$246,000	2050	450	7	1941	3	7057	Y	N	6756 MARS AV S
79	007	373280	0207	5/20/03	\$298,000	2070	0	7	1998	3	7237	N	N	1529 S PEARL ST
79	007	000180	0006	7/22/04	\$300,000	2150	0	7	1947	3	18203	N	N	1568 S ANGELINE ST
79	007	896190	0190	6/6/05	\$425,000	2210	1060	7	1995	3	7350	N	N	5911 20TH AV S
79	007	170840	0755	10/23/03	\$282,000	2230	280	7	1941	4	5880	N	N	5204 21ST AV S
79	007	944830	0091	9/26/05	\$420,000	2250	0	7	1993	3	7255	Y	N	1743 S DAWSON ST
79	007	944830	0091	6/25/04	\$295,000	2250	0	7	1993	3	7255	Y	N	1743 S DAWSON ST
79	007	000520	0075	3/18/03	\$310,000	2300	0	7	1988	3	5079	Y	N	6753 MARS AV S
79	007	733840	2640	10/22/04	\$340,000	2384	0	7	2001	3	7379	N	N	2851 S PORTLAND ST
79	007	268560	0030	1/21/04	\$241,000	970	220	8	1953	3	6707	N	N	5903 BEACON AV S
79	007	785700	3970	10/14/04	\$326,000	1260	600	8	1952	3	10944	N	N	2424 S MORGAN ST
79	007	373280	0218	1/21/03	\$338,000	1274	970	8	2003	3	7385	N	N	1555 S PEARL ST
79	007	896190	0090	3/14/03	\$329,000	1410	1410	8	1994	3	5358	N	N	2010 S RAYMOND ST
79	007	055500	0155	7/26/04	\$359,500	1450	320	8	2003	3	7120	N	N	6302 SWIFT AV S
79	007	212404	9319	12/20/04	\$420,000	1450	1010	8	2005	3	5024	N	N	2365 S RAYMOND ST
79	007	212404	9093	2/4/05	\$425,000	1480	970	8	2005	3	4724	N	N	5949 24TH AV S
79	007	055500	0325	5/5/04	\$340,000	1480	0	8	1996	3	5037	Y	N	6411 24TH AV S
79	007	055500	0325	5/24/04	\$340,000	1480	0	8	1996	3	5037	Y	N	6411 24TH AV S
79	007	055500	0072	10/10/05	\$325,000	1600	500	8	1948	3	10738	N	N	2309 S GRAHAM ST
79	007	785700	3365	3/12/04	\$330,000	1610	800	8	1965	3	5339	N	N	5939 BEACON AV S
79	007	000520	0086	5/18/05	\$385,000	1630	520	8	2001	3	6834	N	N	6738 MARS AV S
79	007	060000	0298	8/18/04	\$406,000	1830	1210	8	2004	3	8398	N	N	1534 S FERDINAND ST
79	007	000740	0101	8/21/03	\$348,000	1930	1070	8	1992	3	12500	N	N	7815 32ND AV S
79	007	060000	0130	6/23/03	\$449,950	1990	1490	8	1987	4	9614	N	N	1525 S FERDINAND ST
79	007	000740	0150	4/1/05	\$330,000	2040	640	8	2001	3	7499	N	N	7962 MILITARY RD S
79	007	000740	0042	1/26/05	\$365,000	2180	0	8	2004	3	3850	Y	N	3400 S THISTLE ST
79	007	000740	0042	1/25/05	\$364,950	2180	0	8	2004	3	3850	Y	N	3406 S THISTLE ST
79	007	000740	0046	2/1/05	\$393,171	2180	400	8	2004	3	4200	N	N	3408 S THISTLE ST
79	007	000740	0047	1/26/05	\$394,218	2200	450	8	2004	3	4840	N	N	3412 S THISTLE ST
79	007	055500	0078	5/26/04	\$339,950	2210	0	8	2003	3	5000	N	N	2305 S GRAHAM ST
79	007	785700	3251	9/12/03	\$351,000	2300	0	8	2003	3	6942	N	N	2926 S WEBSTER ST

**Improved Sales Used in this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
79	007	055500	0076	3/23/04	\$329,000	2410	0	8	2003	3	5000	N	N	2301 S GRAHAM ST
79	007	785700	3287	4/16/04	\$400,000	2462	0	8	2001	3	7044	N	N	7325 BEACON AV S
79	007	733840	1610	4/28/04	\$348,000	2470	0	8	2004	3	4500	N	N	3059 S AUSTIN ST
79	007	000520	0061	7/28/05	\$400,000	2510	1020	8	1994	3	5076	N	N	6777 MARS AV S
79	007	733840	1615	6/8/04	\$350,000	2520	0	8	2004	3	3000	N	N	3055 S AUSTIN ST
79	007	060000	0555	9/27/04	\$429,000	2590	0	8	2004	3	7494	N	N	1735 S ANGELINE ST
79	007	000740	0038	5/28/04	\$379,950	2630	0	8	2004	3	5000	N	N	3418 S THISTLE ST
79	007	000740	0151	5/7/04	\$384,000	2630	0	8	2004	3	4705	N	N	8351 BEACON AV S
79	007	000740	0039	4/26/04	\$393,000	2660	0	8	2004	3	5034	N	N	8347 BEACON AV S
79	007	754980	0605	9/10/04	\$375,000	2700	0	8	2004	3	5000	N	N	5300 16TH AV S
79	007	373280	0382	10/21/04	\$418,000	2790	0	8	2004	3	5496	N	N	4927 17TH AV S
79	007	932035	0260	1/29/04	\$410,000	1870	380	9	1990	3	7312	Y	N	5403 20TH AV S
79	007	932035	0080	6/1/05	\$415,000	1920	410	9	2002	3	5588	Y	N	1864 S BRANDON PL
79	007	932035	0090	7/7/03	\$400,000	1920	410	9	2002	3	5246	Y	N	1859 S. BENNETT DR
79	007	932035	0250	10/13/04	\$410,000	1940	440	9	1990	3	5001	Y	N	5401 20TH AV S
79	007	055500	0301	11/3/05	\$399,000	2404	0	9	2001	3	6899	Y	N	6412 D 23RD AV S
79	007	932035	0150	1/10/03	\$410,000	2421	0	9	2001	3	5515	Y	N	5210 19TH PL S
79	007	373280	0550	1/26/05	\$560,000	2780	940	9	1985	3	8400	Y	N	4989 19TH AV S

**Improved Sales Removed from this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
20-1	307650	0595	12/12/03	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-1	308600	2890	10/18/05	\$505,350	SALE FROM LLC
20-1	308600	3428	10/15/04	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
20-1	367890	0216	11/16/05	\$359,000	BANKRUPTCY - RECEIVER OR TRUSTEE
20-1	367890	0395	6/19/03	\$47,886	PARTIAL INTEREST; RELATED PARTY, FRIEND, NGHBR
20-1	367890	0446	8/21/03	\$107,903	QUESTIONABLE PER APPRAISAL; QUIT CLAIM DEED
20-1	425340	0120	5/1/03	\$205,800	IMP COUNT
20-1	568000	1095	9/24/03	\$90,000	BUILDER OR DEVELOPER SALES DORRatio
20-1	568000	1145	1/15/03	\$124,002	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	059700	0095	2/28/03	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
20-2	059700	0495	9/9/03	\$443,000	RELOCATION - SALE BY SERVICE
20-2	059700	0495	8/13/03	\$443,000	RELOCATION - SALE TO SERVICE
20-2	059700	0515	3/26/03	\$63,091	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	116600	0030	3/25/04	\$75,736	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	142630	0860	2/24/03	\$40,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	149830	1160	9/12/05	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	149830	1165	8/25/03	\$200,000	BUILDER OR DEVELOPER SALES
20-2	149830	1180	11/30/05	\$375,000	IMP COUNT
20-2	149830	1220	5/3/04	\$200,000	NO MARKET EXPOSURE
20-2	149830	1225	1/19/05	\$103,867	STATEMENT TO DOR DORRatio
20-2	149830	1240	5/24/05	\$120,000	LACK OF REPRESENTATION
20-2	149830	1265	6/9/04	\$173,000	NO MARKET EXPOSURE
20-2	149830	1265	1/23/04	\$123,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
20-2	149830	1265	1/23/04	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
20-2	149830	1286	5/16/03	\$195,000	ESTATE SALE
20-2	149830	1295	3/3/03	\$85,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN
20-2	149830	1325	8/11/04	\$55,212	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	149830	1616	6/22/04	\$95,000	DORRatio
20-2	149830	1816	12/5/05	\$27,944	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	149830	1830	8/11/04	\$255,000	IMP COUNT
20-2	149830	1835	5/25/04	\$235,000	LACK OF REPRESENTATION
20-2	149830	1935	7/8/05	\$150,000	UnFinArea %NetCond PrevImp<=25K
20-2	149830	1955	10/11/05	\$309,900	BANKRUPTCY - RECEIVER OR TRUSTEE
20-2	149830	1955	5/2/05	\$319,099	EXEMPT FROM EXCISE TAX
20-2	159460	0205	2/6/03	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
20-2	159660	0060	6/3/03	\$46,568	RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	162404	9089	11/10/03	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
20-2	162404	9098	9/27/05	\$351,000	RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	162404	9202	4/4/05	\$55,500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	194480	0076	4/21/03	\$54,241	RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	272920	0005	11/28/05	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	272920	0055	3/24/04	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	307950	0170	6/21/05	\$312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	307950	0175	4/15/05	\$143,039	DORRatio
20-2	307950	0225	1/9/03	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis
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(1 to 3 Unit Residences)**

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
20-2	308000	0070	2/17/04	\$300,000	BUILDER OR DEVELOPER SALES
20-2	308000	0075	10/3/05	\$495,000	%Compl ActivePermitBeforeSale>25K
20-2	308000	0090	5/20/05	\$9,000	QUIT CLAIM DEED DORRatio
20-2	308300	0105	11/30/04	\$51,418	DORRatio
20-2	308300	0110	3/24/04	\$25,000	QUIT CLAIM DEED
20-2	308300	0270	11/8/05	\$110,500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	308300	0456	1/7/05	\$313,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	308300	0631	2/10/03	\$7,038	RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	308300	0720	3/30/04	\$35,004	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	308300	0770	1/28/03	\$133,000	BANKRUPTCY - RECEIVER OR TRUSTEE
20-2	308300	0985	5/6/03	\$167,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
20-2	308300	1010	9/29/05	\$145,562	PARTIAL INTEREST
20-2	308300	1105	3/1/05	\$358,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	308500	1810	4/24/03	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	308500	1829	8/12/05	\$229,000	BANKRUPTCY - RECEIVER OR TRUSTEE
20-2	367740	0140	4/16/05	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	367740	0160	7/3/03	\$233,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
20-2	368040	0010	5/18/04	\$172,000	NO MARKET EXPOSURE
20-2	368090	0130	1/11/03	\$45,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	388190	0165	3/3/04	\$276,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	426320	0035	7/23/04	\$102,066	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	426320	0040	3/6/03	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
20-2	526030	0140	6/23/03	\$141,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
20-2	531210	0040	4/25/05	\$274,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	539360	0505	3/17/05	\$455,000	IMP COUNT
20-2	539360	0505	10/28/05	\$340,000	ImpCount ActivePermitBeforeSale>25K
20-2	539360	0520	8/21/03	\$352,500	SEGREGATION AFTER SALE
20-2	539360	0560	9/26/05	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	539360	0665	6/3/05	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	539360	0920	4/9/04	\$278,000	RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	539360	0975	9/19/03	\$176,500	RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	539360	1150	1/15/04	\$289,325	ImpCount
20-2	731990	0031	5/10/04	\$215,000	PROPERTY CODED "N" AT MARKET IN REAL PROP
20-2	731990	0040	4/2/04	\$223,000	PROPERTY CODED "N" AT MARKET IN REAL PROP
20-2	731990	0346	3/15/05	\$330,000	IMP COUNT
20-2	732090	0091	7/19/04	\$56,237	QUIT CLAIM DEED DORRatio
20-2	732090	0180	6/25/04	\$132,000	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
20-2	753980	0025	7/7/04	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	754830	0400	12/10/04	\$65,000	QUIT CLAIM DEED DORRatio
20-2	754830	0680	5/23/03	\$175,000	LACK OF REPRESENTATION
20-2	754830	0795	9/22/03	\$88,000	DORRatio
20-2	798190	0010	7/8/04	\$219,697	QUIT CLAIM DEED
20-2	798190	0040	3/9/05	\$80,694	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	798190	0090	6/27/03	\$65,354	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
20-2	798190	0135	4/10/04	\$215,000	QUIT CLAIM DEED

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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
20-2	816160	0105	4/12/05	\$150,000	LACK OF REPRESENTATION
20-2	912200	0440	8/26/04	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	912200	0650	9/19/03	\$89,573	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
20-2	912200	0670	8/27/04	\$329,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	912200	0675	9/19/05	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-2	912200	0715	4/12/05	\$119,909	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	912200	0751	1/21/03	\$57,474	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-2	912200	0751	8/15/05	\$66,646	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-3	060000	0050	4/7/03	\$213,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
20-3	060000	0050	11/21/05	\$194,109	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-3	274110	0090	5/5/04	\$108,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-3	274110	0290	10/27/03	\$188,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-3	274110	0310	7/25/03	\$85,020	QUIT CLAIM DEED DORRatio
20-3	274110	0485	5/25/04	\$278,800	IMP COUNT
20-3	274110	0650	7/2/03	\$90,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
20-3	367940	0835	5/2/03	\$209,250	RELATED PARTY, FRIEND, OR NEIGHBOR
20-3	386940	0050	4/22/05	\$107,031	QUIT CLAIM DEED DORRatio
20-3	395940	0385	4/26/04	\$177,331	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
20-3	395940	0490	9/10/03	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
20-3	395940	0520	11/11/03	\$180,000	PARTIAL INTEREST; RELATED PARTY, FRIEND, NGHBR
20-3	395940	0590	2/26/04	\$209,067	ASSUMPTION OF MTG W/O ADDL CONSIDERATION PD
20-3	395940	0620	1/14/03	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-3	395940	1235	1/3/05	\$292,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-3	395940	1670	12/3/04	\$450,000	NO MARKET EXPOSURE
20-3	395940	1670	12/1/04	\$340,000	NO MARKET EXPOSURE
20-3	514100	0160	5/18/05	\$357,000	UnFinArea
20-3	514100	0550	2/2/05	\$259,900	BANKRUPTCY - RECEIVER OR TRUSTEE
20-3	514100	0600	7/31/03	\$238,775	SEGREGATION AND/OR MERGER
20-3	514100	0600	10/10/03	\$189,000	SEGREGATION AND/OR MERGER
20-3	514100	0610	9/21/05	\$228,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-3	514100	0655	7/19/04	\$105,000	DORRatio
20-3	514100	0755	3/16/04	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
20-3	568000	0330	9/16/03	\$225,000	NON-REPRESENTATIVE SALE
20-3	568000	0500	6/26/03	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-3	568000	0590	3/2/04	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-3	568000	0690	10/6/05	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-3	568000	0720	5/27/03	\$178,000	CORPORATE AFFILIATES
20-3	568000	0750	7/26/04	\$310,000	RELOCATION - SALE BY SERVICE
20-3	568000	0750	7/26/04	\$310,000	RELOCATION - SALE TO SERVICE
20-3	792510	0271	11/21/05	\$425,000	Obsol ActivePermitBeforeSale>25K
20-3	792510	0410	2/20/03	\$235,950	UnFinArea
20-3	792510	0445	10/8/04	\$142,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
20-3	880690	0220	12/29/04	\$168,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	023500	0025	12/22/03	\$277,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	082900	0030	1/8/03	\$144,000	RELATED PARTY, FRIEND, OR NEIGHBOR

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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
79-4	082900	0030	8/30/05	\$140,231	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	082900	0145	2/25/04	\$220,500	BANKRUPTCY - RECEIVER OR TRUSTEE
79-4	087700	0110	2/12/04	\$71,702	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
79-4	166250	0050	11/21/03	\$1,975,000	DORRatio
79-4	166250	0072	9/15/05	\$96,700	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
79-4	171190	0055	8/12/05	\$400,000	%Compl
79-4	175670	0010	3/31/03	\$133,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-4	175670	0090	8/31/05	\$440,000	EST PROP ASSESSED DIFF THAN PROP SOLD
79-4	212404	9077	3/6/03	\$27,333	STATEMENT TO DOR DORRatio
79-4	212404	9258	2/17/04	\$237,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	222404	9012	9/16/04	\$97,946	DORRatio
79-4	233630	0015	12/29/04	\$331,950	EST PROP ASSESSED DIFF THAN PROP SOLD
79-4	233630	0030	11/4/03	\$135,000	QUIT CLAIM DEED
79-4	233630	0110	6/11/03	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	233630	0115	11/2/04	\$101,000	QUIT CLAIM DEED DORRatio
79-4	234130	0016	4/21/03	\$400,000	MULTI-PARCEL SALE
79-4	266050	0240	12/4/03	\$199,950	PrevImp<=25K DORRatio
79-4	268560	0045	11/17/03	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	274210	0035	8/30/05	\$58,092	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
79-4	274210	0044	3/26/03	\$46,500	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	274210	0139	5/13/03	\$69,918	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	274210	0173	9/27/05	\$33,300	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	274210	0184	3/15/04	\$188,489	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	274210	0288	12/9/04	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	274210	0290	3/11/05	\$106,227	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	329570	0015	1/28/03	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	329570	0015	5/4/05	\$387,500	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	329570	0065	7/11/05	\$550,000	EST PROP ASSESSED DIFF THAN PROP SOLD
79-4	333300	1800	6/23/03	\$285,000	DIAGNOSTIC OUTLIER
79-4	333300	1912	12/22/03	\$142,549	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	333300	1931	12/1/03	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	333300	1974	2/3/03	\$105,842	QUIT CLAIM DEED DORRatio
79-4	333300	2029	3/24/04	\$205,920	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
79-4	333300	2030	4/25/03	\$240,000	1031 TRADE; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	333300	2151	2/22/03	\$320,000	RELATED PARTY, FRIEND,NGBR; STATEMENT TO DOR
79-4	333300	2251	11/23/04	\$109,582	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
79-4	333300	2340	6/10/05	\$475,000	SALE TO BUILDER
79-4	367740	0420	10/25/05	\$265,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	367740	0615	10/22/04	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	417460	0075	12/29/05	\$690,000	EST PROP ASSESSED DIFF THAN PROP SOLD
79-4	417460	0226	4/28/03	\$283,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	417460	0266	10/7/04	\$329,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	417460	0315	3/20/03	\$8,232	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
79-4	417460	0318	9/16/04	\$143,462	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
79-4	441060	0110	3/21/05	\$86,874	DORRatio

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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
79-4	441060	0185	4/17/03	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	505330	0050	2/24/05	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	541410	0220	4/25/03	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-4	541410	0240	2/13/03	\$62,518	STATEMENT TO DOR DORRatio
79-4	541410	0280	2/18/05	\$219,964	IMP CHARACTERISTICS CHANGED SINCE SALE
79-4	541410	0360	8/25/05	\$2,320	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	541410	0390	10/23/04	\$53,333	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	541410	0390	10/25/04	\$53,333	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	549120	0120	6/7/05	\$86,560	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
79-4	549120	0121	10/14/05	\$20,000	QUIT CLAIM DEED DORRatio
79-4	549120	0160	3/30/04	\$276,360	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	739440	0095	11/14/03	\$229,000	EST PROP ASSESSED DIFF THAN PROP SOLD
79-4	739440	0125	12/21/04	\$336,000	QUESTIONABLE PER SALES IDENTIFICATION
79-4	785700	0732	1/21/03	\$45,245	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
79-4	785700	0750	7/25/05	\$359,950	EST PROP ASSESSED DIFF THAN PROP SOLD
79-4	785700	1540	1/27/05	\$230,000	LACK OF REPRESENTATION
79-4	785700	1600	8/6/04	\$239,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	785700	1805	6/21/05	\$231,000	IMP COUNT
79-4	785700	1911	6/7/05	\$260,000	%NetCond ActivePermitBeforeSale>25K
79-4	785700	1911	12/22/03	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	785700	2005	5/14/03	\$388,500	PrevLand<=25K PrevImp<=25K DORRatio
79-4	785700	2015	6/23/04	\$304,300	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-4	785700	3309	9/26/03	\$11,378	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	785700	3380	9/10/03	\$46,807	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	785700	3941	10/5/04	\$163,773	SALE TO LLC
79-4	785700	4110	10/14/05	\$185,412	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	785700	4155	12/15/03	\$80,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	786650	0035	3/28/03	\$165,000	EXEMPT FROM EXCISE TAX
79-4	786650	0141	1/31/03	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	786650	0205	6/27/03	\$99,000	DORRatio
79-4	789060	0130	7/17/03	\$120,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	789060	0165	7/14/03	\$84,685	PARTIAL INTEREST; RELATED PARTY, FRIEND, NGBR
79-4	933180	0125	6/3/05	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	933180	0140	7/11/05	\$255,000	EST PROP ASSESSED DIFF THAN PROP SOLD
79-4	933180	0295	4/22/03	\$47,967	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	933180	0335	6/1/04	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	941840	0120	3/20/03	\$2,540	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	941840	0200	12/6/05	\$75,000	DORRatio
79-4	941840	0215	9/8/04	\$225,000	EST PROP ASSESSED DIFF THAN PROP SOLD
79-4	941840	0285	3/22/04	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	941840	0325	10/10/03	\$111,000	DORRatio
79-4	945920	0060	4/29/04	\$29,456	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	060300	0110	4/2/04	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-6	060300	0350	6/15/05	\$195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-6	060300	0610	12/22/05	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
79-6	060300	0760	12/27/04	\$120,000	DIAGNOSTIC OUTLIER
79-6	060300	0790	10/7/04	\$3,186	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
79-6	060300	1010	9/28/03	\$90,000	DORRatio
79-6	060300	1085	5/2/05	\$134,500	PARTIAL INT; RELATED PARTY, FRIEND, NEIGHBOR
79-6	060300	1356	6/13/05	\$161,747	QUIT CLAIM DEED; STATEMENT TO DOR
79-6	060300	1510	1/14/03	\$79,264	DORRatio
79-6	060300	1700	11/1/03	\$125,000	DIAGNOSTIC OUTLIER
79-6	060300	2025	4/23/03	\$215,000	SEGREGATION AFTER SALE
79-6	060300	2035	8/25/04	\$310,000	QUESTIONABLE PER SALES IDENTIFICATION
79-6	272404	9113	8/30/04	\$295,000	EST PROP ASSESSED DIFF THAN PROP SOLD
79-6	272404	9131	6/23/03	\$425,000	SEG AFTER SALE; SALE TO LLC
79-6	272404	9178	10/20/03	\$166,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-6	285380	0040	6/10/03	\$188,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-6	303120	0200	5/1/03	\$65,000	DORRatio
79-6	342404	9126	12/8/05	\$150,000	DIAGNOSTIC OUTLIER
79-6	342404	9136	11/1/05	\$23,098	QC DEED; PARTIAL INTEREST; AND OTHER WARNINGS
79-6	342404	9137	4/26/05	\$206,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-6	383960	0066	3/23/05	\$48,531	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	383960	0076	3/22/05	\$266,000	DIAGNOSTIC OUTLIER
79-6	400600	0220	1/25/05	\$329,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0240	5/30/03	\$37,413	DORRatio
79-6	400600	0240	5/30/03	\$37,413	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0242	8/3/05	\$60,322	PARTIAL INTEREST; RELATED PARTY, FRIEND, NGBR
79-6	400600	0252	2/11/03	\$108,320	QUIT CLAIM DEED; RELATED PARTIES
79-6	400600	0255	6/4/03	\$7,380	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-6	400600	0264	5/5/05	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0270	1/29/04	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0274	12/23/05	\$77,172	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0313	12/13/04	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0369	3/19/04	\$99,000	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
79-6	400600	0395	6/25/03	\$95,540	PARTIAL INT; RELATED PARTY, FRIEND, OR NGBR
79-6	400600	0429	12/22/05	\$126,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
79-6	400600	0439	6/28/05	\$5,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0465	1/16/03	\$177,500	QUIT CLAIM DEED
79-6	400600	0560	12/13/04	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-6	400600	0582	10/7/04	\$115,500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0611	8/17/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0615	10/3/05	\$122,500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0616	3/20/03	\$330,000	QUESTIONABLE PER SALES IDENTIFICATION
79-6	713980	0110	4/11/03	\$51,744	DORRatio
79-6	713980	0127	12/14/04	\$155,000	DORRatio
79-6	713980	0127	5/5/04	\$121,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-6	713980	0127	8/3/04	\$60,500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	785700	3140	9/15/03	\$211,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-6	789630	0050	8/12/05	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
79-6	789630	0120	8/22/04	\$288,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-6	789630	0240	3/25/03	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	810190	0020	4/14/04	\$54,653	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	810190	0115	3/16/05	\$200,000	QUESTIONABLE PER SALES IDENTIFICATION
79-6	810190	0155	8/6/05	\$122,428	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
79-6	810190	0285	2/18/03	\$79,685	DORRatio
79-6	810190	0310	10/12/04	\$176,000	DIAGNOSTIC OUTLIER
79-6	810190	0310	7/7/03	\$156,300	DIAGNOSTIC OUTLIER
79-6	810190	0325	3/22/04	\$195,192	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-6	810190	0415	6/16/04	\$212,000	PARTIAL INT; RELATED PARTY, FRIEND, OR NGBR
79-6	810190	0510	12/2/03	\$37,665	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
79-6	810190	0519	1/31/05	\$140,000	DORRatio
79-6	810190	0519	9/28/04	\$139,000	QUIT CLAIM DEED DORRatio
79-6	810190	0519	2/20/04	\$278,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	884240	0020	3/14/05	\$330,000	DIAGNOSTIC OUTLIER
79-7	000180	0011	8/11/04	\$146,500	DORRatio
79-7	000520	0034	6/13/05	\$102,000	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
79-7	000520	0085	12/27/05	\$475,000	%Compl ActivePermitBeforeSale>25K
79-7	000520	0087	12/12/05	\$485,000	%Compl DORRatio ActivePermitBeforeSale>25K
79-7	000740	0042	4/3/03	\$253,112	SALE TO BUILDER
79-7	055500	0010	9/27/05	\$365,000	EST PROP ASSESSED DIFF THAN PROP SOLD
79-7	055500	0010	5/12/05	\$220,000	EST SALE LESS THAN MARKET TRANSACTION
79-7	055500	0303	9/1/05	\$376,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	055500	0325	9/23/03	\$218,000	QUIT CLAIM DEED
79-7	060000	0160	6/8/05	\$339,950	EST PROP ASSESSED DIFF THAN PROP SOLD
79-7	060000	0295	12/23/03	\$272,500	DIAGNOSTIC OUTLIER
79-7	060000	0298	7/8/03	\$100,000	DORRatio
79-7	060000	0555	12/5/03	\$118,000	DORRatio
79-7	061340	0080	10/21/03	\$104,150	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	061340	0160	4/9/03	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	088600	0015	10/5/04	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	088600	0075	9/29/03	\$62,607	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	157770	0165	11/14/05	\$120,000	QUIT CLAIM DEED
79-7	157770	0215	8/19/05	\$449,950	%Compl ActivePermitBeforeSale>25K
79-7	167340	0090	1/23/04	\$118,500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	170840	0030	9/13/05	\$25,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
79-7	170840	0030	4/24/03	\$31,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	170840	0090	4/5/04	\$112,000	DORRatio
79-7	170840	0140	3/9/05	\$108,917	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	170840	0230	6/21/04	\$225,900	BANKRUPTCY - RECEIVER OR TRUSTEE
79-7	170840	0475	2/13/03	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	170840	0625	10/6/05	\$300,000	QUESTIONABLE PER SALES IDENTIFICATION
79-7	170840	0630	8/7/03	\$44,791	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	170840	0855	6/17/05	\$2,240	STATEMENT TO DOR DORRatio
79-7	170840	0870	10/14/05	\$146,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
79-7	170840	0920	7/3/03	\$42,224	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	171490	0366	4/29/04	\$40,000	DORRatio
79-7	171490	0765	2/5/04	\$70,000	DORRatio
79-7	171490	0850	8/25/05	\$107,500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	171490	0850	8/25/05	\$102,716	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	175370	0045	12/30/05	\$86,366	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	179570	0010	12/29/05	\$416,000	%Compl ActivePermitBeforeSale>25K
79-7	179570	0010	9/1/04	\$100,000	%Compl DORRatio
79-7	179570	0020	11/6/03	\$249,950	DIAGNOSTIC OUTLIER
79-7	179570	0120	7/19/05	\$100,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	186740	0010	12/20/04	\$75,911	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	186740	0045	6/17/04	\$242,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	186740	0055	12/15/05	\$410,000	EST PROP ASSESSED DIFF THAN PROP SOLD
79-7	186740	0065	10/20/05	\$449,950	Obsol ActivePermitBeforeSale>25K
79-7	186740	0065	3/15/05	\$266,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	212404	9093	1/16/04	\$230,000	SEG; PROP ASSESSED DIFF THAN PROP SOLD
79-7	212404	9111	4/25/05	\$289,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	212404	9114	11/5/03	\$83,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
79-7	212404	9209	7/1/03	\$72,500	DORRatio
79-7	212404	9315	3/24/04	\$175,000	DORRatio
79-7	213420	0005	8/13/03	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	282210	0085	10/28/04	\$176,200	EXEMPT FROM EXCISE TAX
79-7	282210	0235	6/9/03	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	282404	9041	11/5/05	\$256,000	BANKRUPTCY - RECEIVER/TRUSTEE;GOV'T AGENCY
79-7	284150	0015	8/4/04	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	305860	0040	11/16/05	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
79-7	373280	0196	4/17/03	\$159,683	NON-REPRESENTATIVE SALE
79-7	373280	0285	3/24/03	\$347,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	373280	0350	8/8/05	\$61,000	QUIT CLAIM DEED
79-7	373280	0350	4/26/05	\$93,500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	373280	0400	5/23/03	\$43,747	RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	373280	0490	9/24/04	\$133,461	QUIT CLAIM DEED; STATEMENT TO DOR
79-7	373280	0500	1/11/03	\$129,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	524880	0175	1/12/05	\$92,500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	524880	0415	8/25/03	\$116,617	QUIT CLAIM DEED; STATEMENT TO DOR
79-7	524880	0700	5/22/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	524880	0715	2/2/05	\$265,000	LACK OF REPRESENTATION
79-7	524880	0715	7/16/04	\$200,000	LACK OF REPRESENTATION
79-7	724350	0245	3/18/05	\$148,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	724350	0255	4/29/04	\$390,000	DIAGNOSTIC OUTLIER
79-7	733840	0580	7/23/03	\$42,000	DORRatio
79-7	733840	0590	5/29/03	\$45,000	DORRatio
79-7	733840	0765	4/1/03	\$106,770	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
79-7	733840	1220	6/25/03	\$227,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-7	733840	1220	2/24/03	\$216,341	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

**Improved Sales Removed from this Annual Update Analysis
Area 20 & 79
(1 to 3 Unit Residences)**

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
79-7	733840	1350	3/23/05	\$218,000	RELOCATION - SALE BY SERVICE
79-7	733840	1610	5/20/03	\$192,000	DORRatio
79-7	733840	2000	4/14/04	\$179,000	QUESTIONABLE PER SALES IDENTIFICATION
79-7	733840	2245	10/5/05	\$256,000	PrevImp<=25K
79-7	733840	2245	9/30/04	\$195,000	PrevImp<=25K
79-7	733840	2887	12/16/04	\$150,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	754980	0490	6/2/04	\$242,900	UnFinArea
79-7	754980	0610	4/1/03	\$294,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEG
79-7	754980	1150	5/3/04	\$208,000	EST PROP ASSESSED DIFF THAN PROP SOLD
79-7	754980	1150	10/13/03	\$137,589	EST PROP ASSESSED DIFF THAN PROP SOLD
79-7	754980	1150	10/10/03	\$15,481	STATEMENT TO DOR DORRatio
79-7	754980	1430	6/10/03	\$155,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	754980	1890	3/10/03	\$246,000	ImpCount PrevLand<=25K
79-7	754980	1890	5/14/04	\$225,000	ImpCount PrevLand<=25K
79-7	754980	2060	6/2/05	\$50,000	PrevImp<=25K DORRatio
79-7	754980	2456	2/21/03	\$45,101	RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	770760	0064	3/29/04	\$385,000	DIAGNOSTIC OUTLIER
79-7	785700	3270	5/15/03	\$52,647	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND
79-7	785700	3272	8/25/03	\$182,500	QUESTIONABLE PER SALES IDENTIFICATION
79-7	785700	3465	1/20/05	\$224,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	785700	3465	2/16/05	\$112,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	785700	3710	12/12/05	\$265,000	EST PROP ASSESSED DIFF THAN PROP SOLD
79-7	785700	3722	7/10/03	\$49,642	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	789630	0020	9/15/03	\$247,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-7	789630	0025	11/7/03	\$143,893	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-7	869280	0070	10/18/05	\$61,500	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
79-7	869280	0075	11/30/04	\$51,137	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
79-7	944830	0057	9/9/05	\$429,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	944830	0106	12/16/03	\$187,000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	944830	0135	4/7/04	\$349,950	EST PROP ASSESSED DIFF THAN PROP SOLD
79-7	944830	0147	7/15/05	\$300,000	DIAGNOSTIC OUTLIER

**Vacant Sales Used in this Annual Update Analysis
Area 20 & 79**

Area	Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
020	001	539460	0035	6/8/2004	121000	6000	N	N
020	002	308300	0780	5/25/2004	110000	4000	N	N
020	003	514100	0343	7/13/2005	90000	3797	N	N
020	003	568000	0455	9/17/2004	105000	7200	N	N
079	004	212404	9259	1/26/2004	1700	1500	N	N
079	004	333300	2010	8/14/2003	44000	20033	N	N
079	004	333300	1991	11/6/2003	127000	30199	N	N
079	004	743900	0050	3/4/2004	88000	5406	Y	N
079	006	060300	1093	4/23/2004	70000	4896	N	N
079	006	060300	1160	5/17/2005	134000	4800	Y	N
079	006	272404	9153	6/23/2003	100000	21800	N	N
079	006	789630	0241	7/25/2003	60000	7294	N	N
079	006	789630	0241	9/12/2005	60000	7294	N	N
079	007	000520	0072	3/31/2004	80000	8098	Y	N
079	007	000740	0136	9/9/2005	68000	13504	N	N
079	007	055500	0074	5/25/2005	100000	5000	N	N
079	007	060000	0547	5/25/2005	100000	10381	N	N
079	007	733840	2370	10/8/2004	70000	5000	N	N
079	007	733840	2130	2/18/2005	70000	2500	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 20 & 79**

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
020-2	149830	1355	7/6/2005	28800	SALE CODED AS FORECLOSURE IN REAL PROP
020-2	307950	0250	6/29/2005	220000	SALE FROM BUILDER TO DEVELOPER
020-2	308000	0075	3/17/2005	130000	DOR Ratio 1.75 or higher
020-2	308300	0780	6/2/2005	155000	SALE FROM LLC TO LLC
020-2	367740	0060	7/23/2004	100000	DOR Ratio 0.25 or Less
020-2	539360	0507	11/16/2005	273000	DOR Ratio 0.25 or Less
020-2	539360	0509	11/16/2005	273000	DOR Ratio 0.25 or Less
020-2	754830	0745	4/18/2005	210000	MULTI-PARCEL SALE
020-3	395940	2100	5/28/2003	60235	CODED "N" AT MARKET-PERSONAL PROP INCLUDED
079-4	171190	0050	6/18/2004	188000	VERIFIED AS NOT AT MARKET - SEG AFTER SALE
079-4	333300	2140	10/25/2004	218360	DOR Ratio 0.25 or Less
079-4	333300	2525	3/23/2005	509580	DOR Ratio 0.25 or Less
079-4	333300	2010	8/15/2005	139000	DOR Ratio 0.25 or Less
079-4	333300	1991	3/8/2003	58500	EST SP LOW-DBL SALE-SOLD AGAIN 7/03 FOR 127K
079-4	333300	2010	3/28/2003	27000	EST SP LOW-DBL SALE-SOLD AGAIN 8/03 FOR 44K
079-4	529520	0021	11/20/2004	32000	SALE TO LLC
079-4	941840	0155	4/15/2005	17000	DOR Ratio 1.75 or higher
079-6	212370	0307	9/25/2003	213000	DOR Ratio 0.25 or Less
079-6	400600	0210	12/1/2005	44882	SALE TO NEIGHBOR - EST SP LOW
079-6	400600	0187	8/26/2004	61510	BARGAIN & SALES DEED - SEG AFTER SALE
079-6	789630	0520	12/12/2005	480000	DOR Ratio 0.25 or Less
079-6	789630	0241	4/1/2003	31000	DOR Ratio 1.75 or higher
079-6	789630	0231	9/21/2004	6000	DOR Ratio 1.75 or higher
079-6	789630	0520	3/22/2004	68000	CODED AS ESTATE SETTLEMENT IN REAL PROP
079-7	171490	0730	7/15/2004	18500	DOR Ratio 0.25 or Less
079-7	733840	2380	1/26/2005	150000	DOR Ratio 0.25 or Less
079-7	733840	2400	12/14/2004	10000	DOR Ratio 1.75 or higher
079-7	733840	2390	12/14/2004	10000	DOR Ratio 1.75 or higher
079-7	733840	0905	1/11/2005	1076	DOR Ratio 1.75 or higher
079-7	754980	0840	9/23/2004	40000	APPEAL VALUE NOT POSTED YET-RATIO NOT VALID
079-7	754980	2490	6/15/2005	163000	APPEARS OLD GARAGE STILL ON PROP
079-7	896190	0100	3/13/2003	70000	EST SP LOW-SOLD W/ADJ PARCEL TO SAME BUYER



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Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr